



2 Whernside Grove, Carnforth, LA5 9XH

A spacious three bedroom bungalow in a desirable neighbourhood of Carnforth. Located a short drive from the centre of Carnforth with its plethora of shops, cafes and pubs meaning you'll never be short of things to do. It is an easy drive to the motorway and the train station, ideal for commuting.

The perfect house for hosting family and friends, there is an open living and dining area, recently updated kitchen and second reception room providing even more entertaining space. Three well-proportioned double bedrooms, all with built in storage and one with its own ensuite, create cosy sleeping spaces. A large family bathroom services the house. An inviting conservatory and beautifully maintained garden provide the perfect relaxation areas.



Location

Located in the desirable suburbs of Carnforth, on a quiet street surrounded by greenery with excellent kerb appeal and great neighbours. The property is a short drive from the centre of Carnforth, the train station and the motorway, making it perfect for commuters and busy families. It is within easy walking distance to the main amenities and in the catchment area for the local nurseries, primary and secondary schools.

Hallway

A spacious, carpeted internal hallway connects the bedrooms and main living areas, with access from the front via an external UPVC door.

Lounge

15'5" x 9'9" (4.72 x 2.98)

A welcoming living room sits at the front of the property with ample space upon the carpeted floor for multiple chairs and sofas. A gas fire sits in a neutral surround with double glazed windows on two aspects filling the room with light. A great space for entertaining visitors or relaxing in the evening by the warmth of the fire.

Dining Room

10'9" x 10'5" (3.3 x 3.18)

A carpeted dining room, open to the main living area, with a double glazed window onto the front aspect of the property. An internal door provides access to the kitchen with floor space for a dining table and storage unit, great for gathering family and friends.

Kitchen

11'8" x 10'5" (3.58 x 3.18)

A recently updated kitchen sits at the side of the property, with access to the dining room and hallway through two internal doors. Appliances include an inbuilt dishwasher, fridge and freezer, with an integrated double oven and five ring gas hob. There is no shortage of storage, with over and under counter cabinets, including smart corner storage cupboards, with a large, sparkle black granite work surface above for food preparation. The walls and floor have neutral tiling, and an external UPVC door leads to the side providing easy access to the bin store.

Sitting Room

10'9" x 8'3" (3.29 x 2.54)

A second reception room sits at the rear of the property, accessed from the main hallway with glass sliding doors into

the conservatory. It has a single panel radiator, carpeted floors and a wall-mounted air con unit. A versatile room, it would make a fantastic snug, reading room or home office space for use all year round.

Bathroom

8'6" x 7'6" (2.6 x 2.3)

A large tiled main bathroom boasts two frosted, double glazed windows, filling the room with natural light. The white suite includes a low flush toilet, bidet, pedestal sink and bathtub with overhead shower. Set on white tile flooring, it is a great size, perfect for a busy family bathroom.

Bedroom 1

12'2" x 8'3" (3.71 x 2.54)

Accessed through Bedroom 3 is the main bedroom with valuable storage in the form of built in cabinetry and a dedicated ensuite. Mirrored panels above the bed make the room feel spacious, with a double bed between bedside tables with wall lights above. A carpeted floor and large double glazed window to the front of the property completes the welcoming sleeping space.

Ensuite

8'3" x 4'8" (2.54 x 1.43)

A fully tiled ensuite sits off the main bedroom, with a large double shower enclosure, low flush toilet and pedestal sink. A frosted double glazed window provides light, with a double panel radiator on the opposite wall for warmth.

Bedroom 3

12'9" x 7'5" (3.91 x 2.28)

A double bedroom at the centre of the property is accessed from the main hallway and creates a thoroughfare to the main bedroom. There are built in units encapsulating the bed, with wardrobes and bedside tables either side and overhead storage cupboards. Featuring a double glazed window onto the front of the property, large mirrors above the bed reflecting the natural light, and both overhead pendant lights and wall lights making it a bright bedroom. A carpeted floor and single panel radiator provides warmth. A versatile room, great as a bedroom, it would also be a fantastic nursery room, or an extravagant dressing room with access to the main bedroom.

Bedroom 2

16'4" x 9'4" (5 x 2.86)

A spacious double bedroom with impressive built in storage cupboards on two walls and over the bed. Mirrors above the

headboard reflect the light from the large double glazed window onto the back garden. A long single panel radiator sits beneath the window, with both overhead pendant lighting and bedside wall lamps creating a welcoming sleeping space.

Conservatory

11'0" x 10'5" (3.36 x 3.18)

A fantastic conservatory sits at the back of the property, surrounded by large double glazed windows so you can enjoy the outside from the comfort of inside. A tiled floor has ample room for seating, with a double radiator and electric sockets meaning you can tailor the space to your needs. Glass double doors lead out to the garden and internal sliding doors provide access to the second reception room.

Garden

A large, well-presented rear garden with paved pathways through the lawn, bordered with mature plants and shrubs against new panelled fences. Perfect for gardeners, with vegetable growing patches and bedding areas throughout. For storage, there is a hardstanding base for the greenhouse and tool shed, plus side access to the detached garage. A wooden pagoda sits in the corner, nestled amongst the bushes, providing a shady sanctuary to sit out on sunny days, with a paved patio directly outside the conservatory for those who prefer full sun.

Garage

18'2" x 16'6" (5.56 x 5.04)

A detached brick-built double garage sits to the side of the property, with an electric roller door and electric lighting making it a multi-functional space. A double glazed window provides natural light. The recently landscaped driveway has ample parking for two vehicles, with further space inside the garage for vehicle storage or for use as a workshop.

External

A large paved driveway, with space for three cars sits at the front of the property, bordered each side by a wrap around lawn with shale beds for planting containers and small shrubs.

Solar panels are installed on the roof, reducing energy costs and producing an income from surplus power created.







Total Area: 143.4 m² ... 1543 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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