



6 Gardner Road, Warton, Carnforth, LA5 9NY

Located in the stunning surroundings of Warton village, this sprawling three bedroom bungalow has everything you need for busy family life. A short walk from local pubs, shops and eateries, and with the countryside on your doorstep, there's plenty to do without the need to travel.

The home has been extensively renovated by the current owners to create a contemporary, warm family home, with all the modern features you'd expect. A large open plan kitchen diner sits at the front of the property with large double glazed windows filling the room with light. A spacious family living room sits at the back, with double doors that open out onto the garden, perfect for summer entertaining. The main bedroom has its own patio through French doors, taking in the stunning garden and natural landscape beyond.

A stunning property in beautiful surroundings, just waiting for you to add your mark to it.



Location

Located in the sought after village of Warton, with stunning views and a beautifully landscaped garden, you feel surrounded by the idyllic natural landscape. It is a short walk to local amenities, including shops, post office, pubs and eateries. Ideal for children, it is close to the local primary school, with a playground at the end of the road and stunning walks in the surrounding countryside. It is a ten minute drive to get onto the motorway, making it a great location for commuters.

Hallway

19'11" x 2'9" (6.08 x 0.85)

At the front of the property is a covered porch with an external UPVC door leading inside. A bright and welcoming hallway connects the bedrooms to the living spaces, with luxury vinyl tile flooring and spotlights.

Kitchen Diner

19'4" x 13'0" (5.90 x 3.98)

A spectacular open plan kitchen and dining room forms the hub of the home. The kitchen features stylish cabinetry with integrated appliances, including a double oven, four ring induction hob, fridge and freezer. A sunken sink sits beneath the double glazed window. Overhead and under counter cupboards provide plenty of storage. The contemporary entertaining space is completed with low level LED lighting, spotlights, pendant lights and a ceiling mounted speaker system.

The dining area sits beside a wall of double glazed windows, filling the space with natural light. There is ample room on top of the luxury vinyl tile flooring for a family dining table, with a long single panel radiator beside providing warmth while you host dinner parties and family gatherings.

Living Room

19'4" x 17'0" (5.9 x 5.19)

An expansive, carpeted living room with large floor space currently housing a U-shaped sofa and entertainment unit beneath the TV mount. A double panel radiator sits against the wall, with a double glazed window behind the sofa onto the side of the property. Access to the garden is provided by French doors out to the patio, with double glazed windows either side making a light and luxurious living space.

Bathroom

6'5" x 6'0" (1.97 x 1.84)

A modern bathroom sits at the centre of the property with a frosted porthole window onto the front aspect. The suite includes a low flush toilet and slimline sink built into the contemporary cabinetry with an illuminated LED mirror above. A large bath with overhead shower sits in a marble effect enclosure, and vinyl flooring completes the space.

Bedroom 1

10'11" x 9'8" (3.35 x 2.96)

A large main bedroom with glass double doors out onto the patio seating area and the garden beyond, creating a green vista to wake up to each morning. Built in wardrobes fill one wall with a dedicated make up desk. The carpeted floor has space for a kingsize bed with bedside tables either side each with their own USB sockets, wall lights and adjustable reading lights above. A vertical panel radiator sits on the wall with overhead pendant ceiling light creating a comfortable and cosy sleeping space.

Bedroom 2

9'8" x 9'1" (2.97 x 2.79)

A double bedroom sits at the back of the property with a double glazed window out onto the garden providing natural light, with an overhead pendant ceiling light for the evenings. A double panel radiator sits beneath the window with ample space on the carpeted floor for a double bed and multiple storage solutions.

Bedroom 3

11'9" x 8'2" (3.6 x 2.49)

A carpeted third bedroom sits at the front of the property, with a double glazed window onto the front drive. There is an alcove ideal for a TV entertainment unit or storage units, with a double panel radiator set beneath the window. Light is provided by an overhead pendant ceiling light.

Garage

16'9" x 16'1" (5.12 x 4.91)

A spectacular garage sits at the side of the property, with access from the main hallway through an internal wooden fire door, or from the front drive through the two electric roller doors. Insulated, with mat flooring and chipboard walls, this

vast, multi-functional space is ideal for storing vehicles, using as a workshop, and as an extension of the house for appliances and storage. Along the back wall of the garage is a double glazed window and an external UPVC door leading to the garden. There are built in cabinets, with a sink and drainer and utility points below, making a practical space for appliances, reducing noise in the rest of the home. The versatile space has overhead spotlights and ceiling mounted speaker system, perfect for long afternoons working on projects.

Garden

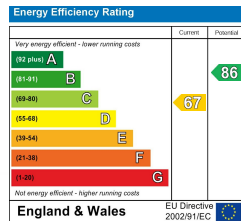
An expansive garden sits at the rear of the property with dedicated seating areas, large lawn, raised patio and an abundance of planting beds, connected with stepping stone pathways. A small shed sits at the back of the garden, perfect for storing gardening equipment and outdoor appliances. Beyond the garden is an RSPB protected field, ensuring privacy and stunning panoramas, plus an uninterrupted view over to Warton Crag, making you feel surrounded by the stunning natural landscape.

External

The front of the property boast an impressive block paved driveway, with room for multiple large vehicles and access to the double garage. Separated from the street with a natural stone wall, with raised planting beds full of mature shrubs and bushes behind.







Your Award Winning Houseclub

