





### 33 Clare Road, Lancaster, LA1 2LU

A beautifully presented, three bedroom semi-detached property on Clare Road in Lancaster. With easy access to local shops, Lancaster city centre and the motorway, this would make a fantastic home for first time buyers and young professionals. It is within walking distance to the local playing fields, petrol station and doctors surgery, with transport routes to surrounding villages and the natural landscapes beyond, so you'll never be stuck for things to do.

Modernised throughout with tasteful decor and a new contemporary kitchen, this house is ready to move in and make into your luxurious home. Downstairs there is an open plan living and dining room, located beside the stunning kitchen with french doors out to the rear garden. Upstairs two large double bedrooms and a third bedroom, currently used as a dressing room, are serviced by the three piece bathroom.

A fantastic house that has been lovingly updated by the current owner to create a sleek, modern home.



## Features & Location

Located on Clare Road in

A stunning property that has been recently updated throughout over the course of two years, with new windows, doors and flooring to create a modern home, perfect for young professionals and families.

### Hall

**13'8" x 5'10" (4.19 x 1.8)**

The entrance hall has a tiled floor by the entrance, great for muddy shoes and outdoor clothing. The rest of the hallway is carpeted to create a welcoming entrance with a double panel radiator on the wall concealed by a radiator cover and shelf. A useful under stairs storage cupboard provides plenty of storage, perfect for household gadgets, with a small window providing natural light.

### Reception 1

**11'3" x 9'10" (3.44 x 3.01)**

A well-proportioned living room located at the front of the property, benefitting from a large curved bay window that fills the room with light. A great entertaining space, with space for multiple sofas. There are alcoves either side of the chimney breast ideal for storage units. Laminate flooring runs through to the dining area that it is open to the rear.

### Reception 2

**11'5" x 11'3" (3.5 x 3.44)**

A large dining and entertaining area sits behind the living room with a double glazed window framing the rear garden. With laminate flooring and two double panel radiators either side creating a warm and welcoming socialising space.

### Kitchen

**16'11" x 5'10" (5.18 x 1.79)**

A large modern kitchen sits at the rear of the property, with dual aspect double glazed windows filling the room with natural light. With white Georgian style units and a solid wood oak worktop, there is plenty of worktop space, plus floor level spotlights adding to the sleek contemporary look. An impressive bronze vertical radiator sits against the wall by the entrance. There is a country style tile backsplash and rose gold backsplash behind the oven. Featuring a five ring gas hob and double oven, Belfast sink, wine fridge, washer, dryer and fridge freezer, all appliances are available for negotiation. Herringbone laminate flooring runs through the space making

it feel warm and modern, with new double glass doors leading out to the rear garden, perfect for summer parties.

### Stairs

A carpeted stairway leads up from the hall to the top landing, with a frosted double glazed window to the side and high ceiling making it feel bright and airy.

### Bathroom

**6'11" x 6'1" (2.11 x 1.87)**

A good size family bathroom located at the back of the house with grey tile effect vinyl flooring and grey tiles to the ceiling on two walls. The suite includes a low flush toilet, pedestal sink and bathtub with overhead shower. A frosted double glazed window looks out to side aspect and provides natural light with spotlights in the ceiling and a double panel radiator behind the door.

### Bedroom 1

**10'4" x 9'10" (3.16 x 3.00)**

Located at the front of the property is a stunning master bedroom with a curved double glazed bay window to the front. The newly carpeted floor has ample space for a double bed, bedside tables, drawer unit and radiator cover shelf. Tastefully decorated throughout with a panelled wall behind the headboard, creating a luxurious sleeping space.

### Bedroom 2

**10'4" x 10'3" (3.16 x 3.14)**

A well-proportioned double bedroom located at the rear of the property boasts a large double glazed window overlooking the back garden and filling the space with light. There is ample space for a double bed and storage solutions, with a double panel radiator on the wall by the entrance. The floor has been stripped back to floorboards allowing you to choose your desired flooring finish.

### Bedroom 3

**6'11" x 6'11" (2.13 x 2.12)**

A single bedroom located at the front of the property with a newly carpeted floor, currently used as a walk in wardrobe but could easily be converted to a nursery, home office or child's bedroom. A double panel radiator sits beneath the large double glazed window out to the front, completing the versatile space.

### Attic

Accessed by a push hatch above the bathroom is the attic space, with partial boarding, ideal for storage.

## External

A large, secure rear garden, which is in need of updating, has a lawned area and surrounding paved patio, perfect for a seating area. There is a detached solid built workshop with side window great for storing bikes, tools and materials. With a concrete base and built in shelves, it is great for DIY and has an electric supply that just needs to be reconnected.

The front of the property boasts a block-paved driveway with space to park two cars, and a side passage leading to the rear garden.

## Additional Information

Freehold. Council Tax Band B.

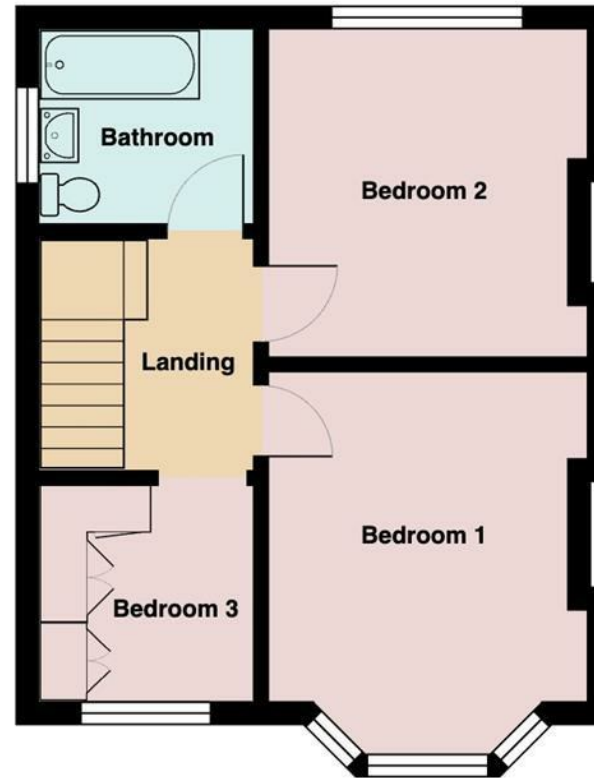
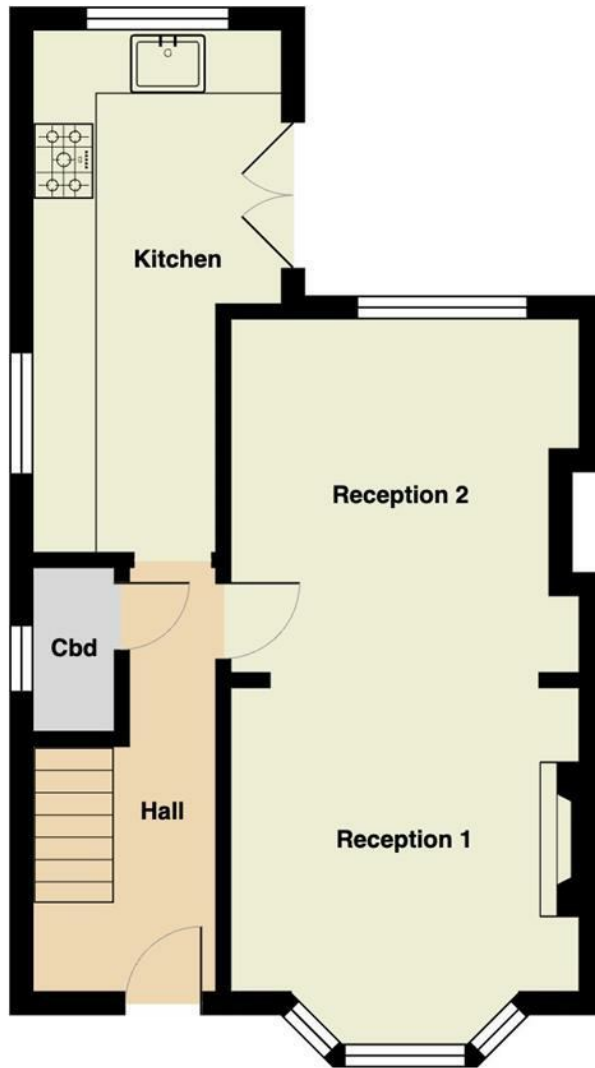












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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