



HOUSECLUB
ESTATE AGENCY

6 Newcroft, Warton, Carnforth, LA5 9QD

A beautifully presented modern three bedroom home located in the sought after area of Warton. You can make the most of the surrounding natural landscapes, enjoying countryside walks and outdoor adventures, with the renowned Warton Crag nature reserve offering a spectacular array of fauna and flora. The property boasts transport links to the village of Warton and Carnforth, so you can easily reach local shops, pubs and amenities. The M6 motorway is a short drive away, perfect for those who travel for work but want to live within an area of outstanding natural beauty.

Newly renovated to a high standard, with thoughtful design and modern interiors, the property boasts well-proportioned living and sleeping spaces, with all the features you'd expect from a comfortable contemporary home. The top floor features an impressive main bedroom, with the potential to be split into two double rooms should your needs require it. Externally the property has excellent kerb appeal and a private and green rear garden space, perfect for enjoying the changing seasons.

A fantastic contemporary house, which is move in ready with appliances included and no onward chain, just waiting for you to add your personal touches and create your stunning new home.



Location

Located in the idyllic village of Warton you are surrounded by stunning natural landscapes perfect for countryside walks and outdoor endeavours. There are transport links providing easy access to Warton village, Carnforth and the M6 motorway, useful for commuting and reaching nearby amenities including shops, restaurants and supermarkets. Nestled on a quiet road, you are within walking distance to the nearby bus stop so you don't need to drive to enjoy the wonderful surroundings.

Front Garden

The frontage of the property has excellent kerb appeal, with a well kept lawned area and low wall separating the property from the quiet street. A driveway runs down the side of the property providing parking for two cars off road, and access to the useful shed and the rear garden through a wooden gate.

Hall

10'4" x 8'8" (3.15 x 2.65)

A modern central hallway connects the downstairs living and sleeping spaces. With a fresh new carpet and neutral colour scheme it feels bright and welcoming, a fitting entrance to this contemporary home.

Living Room

14'10" x 11'2" (4.53 x 3.41)

A spacious living room sits at the front of the property, with a large double glazed bay window filling the room with natural light. A wood burner sits in a stone hearth and forms the central focal point of the room, with a new flue installed within the chimney stack. There is ample floor space for seating and storage options so you can design the room around your needs. The neutral colour palette, double panel radiator and newly laid carpets create a warm yet contemporary feel, the perfect space for gathering friends and family, or simply relaxing in the evening.

Kitchen

11'0" x 9'3" (3.37 x 2.83)

A well-proportioned and practical kitchen sits at the rear of the property, with both over and under counter cabinetry providing ample storage space for all the necessities. An integrated oven sits below the four ring electric hob, with a

sink and drainer set below the double glazed window overlooking the green rear garden. There is space below the counter for the fridge, freezer and washing machine, which are available with the purchase of the property so you have everything you need already installed. A tiled backsplash adds a pop of colour to the room, with a black laminate countertop set above the light wood units and a vinyl floor below. A glass paned interior door provides access to the main hallway, with an external UPVC door leading out to the back garden.

WC

4'4" x 2'1" (1.34 x 0.65)

A practical WC sits beneath the staircase, with a pedestal sink and low flush toilet, ideal for visitors and young children. A ceiling mounted light and extractor fan complete the room.

Bedroom 2

11'10" x 11'3" (3.62 x 3.43)

A well-proportioned double bedroom is situated at the back of the property with a large double glazed window providing green views across the rear garden. A newly laid carpet, neutral walls and white radiator create a comfortable contemporary sleeping space, with a central ceiling light above.

Bedroom 3

10'5" x 9'3" (3.18 x 2.83)

A newly carpeted double bedroom located at the front of the property benefits from a large double glazed window on the front aspect providing natural light, with a central pendant ceiling light for the evenings. A cosy space that would not only make a great bedroom, but also would be an ideal home office for those working from home.

Landing

The bright and airy landing space located at the top of the carpeted stairway connects the main bedroom with the upstairs bathroom. A double glazed window provides natural light to the side aspect with a useful storage cupboard located beside the stairs, great for storing household gadgets and clothing to keep the clean modern feel of the home.

Bathroom

7'3" x 6'10" (2.21 x 2.1)

A well-designed main bathroom sits off the top landing, cleverly using the space beneath the roof to house a full size bath with shower attachment, with a pedestal sink and low flush toilet set upon the sleek grey vinyl floor. A double glazed dormer window provides natural light, with overhead spotlighting and a double panel radiator making it a comfortable bathing space all year round.

Bedroom 1

17'6" x 13'6" (5.35 x 4.12)

An impressively spacious double bedroom sits at the top of the property with dual aspect double glazed dormer windows and radiators below. The room feels modern and airy, and although there is reduced head height in the corners of the room, there is ample space for a double bed and storage on the large carpeted floor. Cleverly designed with two separate circuits for the spotlights, and a stud wall housing the doorway, the room can be easily divided down the centre should two smaller double rooms be required.

Rear Garden

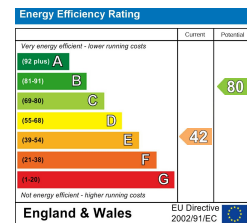
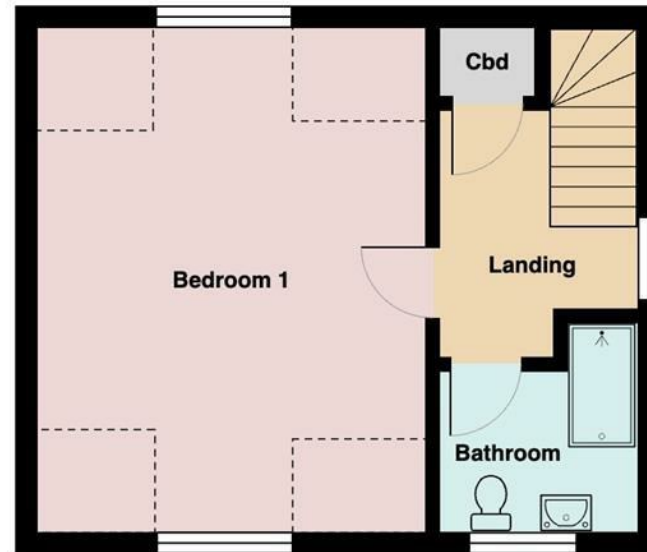
A lawned rear garden sits behind the property, bordered by plant beds, mature trees and shrubs to create a private green oasis that provides an excellent backdrop when viewed from the windows on the rear aspect of the property. A block paved patio leads out from the house offering a great seating area for enjoying the warmer weather. There is a shed located by the driveway with power, lighting and a side window into the garden, great for use as a workshop or utility space, or simply for storage to keep garden equipment and materials.

Additional Information

Freehold. Council Tax Band C. Offered with no onward chain.







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