



7 Knowe Hill Crescent, Lancaster, Lancashire, LA1 4JY

A large detached four bedroom home in a desirable neighbourhood in South Lancaster. Its convenient location provides access to nearby shops, schools and transport links to the city centre and the motorway, making it the perfect hub for busy family life. There are nearby green spaces for those with children and pets, and you have easy access to the surrounding countryside, just a short drive away. Public transport links provide access to the city and its range of attractions and amenities, plus a nearby cycle track leads to the University.

The property boasts impressively large living and social spaces including a welcoming reception room and combined kitchen diner. A double bedroom is located on the ground floor beside the main bathroom, making it accessibility friendly. On the first floor is a spacious double bedroom with a walk in dressing room, a second large double bedroom with attached home office room, plus a third versatile single room currently utilised as a hobby room, all serviced by an upstairs WC. An attic sits above with space for storage to keep the home feeling clear and clutter-free. With mature front and rear gardens, plus a detached garage, there's plenty of space to tailor it to your needs.

A fantastic property for gathering family and friends, with a warm and welcoming feel throughout, it is just waiting for you to add your mark and create your dream new home!



Location

Situated on a quiet cul-de-sac in South Lancaster, this house boasts excellent transport routes, whether by car or bus, to the city centre, universities and schools. A great house for families, there are nearby green spaces to be enjoyed, and shops within walking distance. The surrounding countryside is on your doorstep just waiting to be explored.

Hallway

15'7" x 5'10" (4.75 x 1.79)

A laminate hallway connects the downstairs living spaces, with two useful storage cupboards with hanging and shelving space and an understair area for clothing and further storage solutions.

Living Room

21'11" x 11'10" (6.70 x 3.63)

A large laminate floored living room sits at the front of the property, with a wide double glazed window taking in the greenery of the front garden. A timeless fireplace forms the focal point of the room with space beside for multiple seating options and a piano. Two single panel radiators provide warmth, with two overhead lights for the evening. A fantastic space for gathering family and friends, or for relaxing after a long day.

Kitchen Diner

21'10" x 9'3" (6.68 x 2.84)

A large kitchen diner spans the rear of the property with a spacious cooking and dining area. Dual aspect double glazed windows fill the space with natural light, with French doors from the dining area out to the rear garden. The kitchen includes a five ring gas hob, double oven, 1.5 sink and drainer plus utility points for a washing machine and fridge. There is plenty of storage with over and under counter cabinetry. The floor has laminate tiles and plenty of space for a family dining table, with a double panel radiator set beside.

Bathroom

8'3" x 6'3" (2.52 x 1.93)

A good sized family bathroom sits off the main hallway at the side of the property, with a ceramic tiled floor and tiled walls. Two frosted double glazed windows provide light, with spotlighting for evening use. The suite includes a low flush toilet, pedestal sink and bath tub with overhead shower, plus a heated towel rail mounted on the wall. A great accessible bathroom for the whole family to use.

Landing

A carpeted landing connects the upstairs bedrooms and WC,

with a useful boiler cupboard for storage. The attic is accessed by a hatch above, with a pendant ceiling light over the stairwell.

WC

5'4" x 2'5" (1.64 x 0.75)

A practical WC sits off the main landing with a low flush toilet, corner sink and frosted double glazed window on the side aspect. Tastefully decorated with blue tiled backsplash and shelf, it is a useful addition that services the upstairs sleeping spaces.

Bedroom 1

13'6" x 13'2" (4.14 x 4.02)

A large double bedroom with laminate flooring, single panel radiator and dual aspect double glazed windows to the back and side aspect. There is plenty of space for a double bed, with green views to the back garden, plus a large area at the foot of the bed currently used for desk and storage space. A versatile room with both sleeping and living space that you can configure to your needs. Off the main bedroom is a walk in wardrobe with frosted double glazed window and built in hanging and shelving space, great for keeping the spacious and clean feeling in the main bedroom.

Bedroom 2

11'10" x 7'10" (3.63 x 2.40)

A well-proportioned double bedroom benefitting from a double glazed window in the front aspect that fills the space with natural light. There is ample room on the laminate floor for a double bed and bedside table, with an open wardrobe inset to the wall. A single panel radiator and central ceiling light complete the sleeping space. Access to the home office is via an open doorway from the bedroom.

Home Office

11'10" x 6'11" (3.63 x 2.12)

A home office space, or practical hobby room or nursery, is located off the second bedroom and features laminate flooring, a single panel radiator and a high level double glazed window to the side. With space for a desk, drawer unit and seating, this multi-functional space offers a useful room that you can tailor to your needs. Built in wardrobes with hanging and shelving space sit by the entrance.

Bedroom 3

11'0" x 7'9" (3.36 x 2.37)

A double bedroom sits off the main landing, with a carpeted floor and space for a bed and storage. Dual aspect double glazed windows make for a light and airy space, with a single panel radiator below for added comfort.

Bedroom 4

11'10" x 5'0" (3.62 x 1.54)

A useful single bedroom with painted floorboards and a large high level double glazed window on the side aspect with a single panel radiator below. This would make a great child's bedroom or can be used as a hobby room as it is by the current owners.

Boiler Cupboard

The boiler cupboard sits off the landing and houses the boiler plus provides useful storage space for clothes and linen.

Attic

Garage

16'11" x 8'10" (5.16 x 2.71)

A brick built detached garage with an up and over door from the driveway and a double glazed window in the side aspect. A fantastic space for storage and a workshop space, or for vehicle storage.

Garden

A well proportioned rear garden with a covered flagstone patio from the French doors off the kitchen. The garden features mature trees and raised planting beds, the perfect oasis for the green fingered. Railway sleeper steps leads to an additional storage area behind the detached garage, plus there is storage and side access down both sides of the property.

Exterior

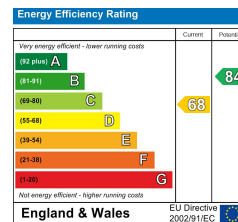
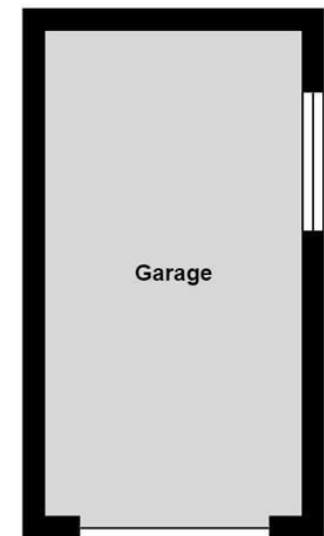
The front of the house has great kerb appeal with a lawn, pond and mature tree, providing green views from the property and privacy from the street. A tarmac driveway leads down the side of the property to the detached garage at the rear.

Additional Information

Freehold. Council Tax Band D.







England & Wales EU Directive 2002/91/EC

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