



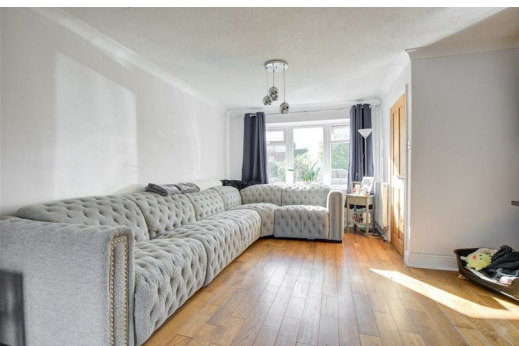
32 Dunkenshaw Crescent, Lancaster, LA1 4LQ

Offers over £370,000

A spacious four bedroom family home located at the end of a cul-de-sac in South Lancaster. Situated in the catchment area for excellent local primary and secondary schools, with excellent transport links to Lancaster, the university and the motorway, this house offers a convenient hub for busy family life.

The property has been lovingly updated by the current owners, inside and out, with new windows, doors, driveway, boiler, appliances, plumbing and the addition of a composite garden room, plus much more. The spacious living areas are ideal for gathering family and friends, with two big reception rooms and a large modern kitchen to the rear. Upstairs four bedrooms, one with en-suite, are serviced by the contemporary family bathroom, with a large attic space above for storage. The secure rear garden provides the perfect space for children, pets and summer entertaining, with a paved patio providing outdoor seating space, plus a substantial composite garden room currently used as a bar, so you have everything you need in the comfort of your home.

A move in ready, large family home in a convenient location for work, travel and play. It is just waiting for you to add your touches and make into your impressive new home!



32 Dunkenshaw Crescent, Lancaster, LA1 4LQ

Location

Located at the end of a quiet cul-de-sac in the Hala area of South Lancaster, this property is perfectly placed for those with children, being in the catchment area of excellent primary and secondary schools. It is a short drive into the city centre, with the university and the motorway in the other direction, with public transport routes connecting you to the local area. A small playing field and playground is located to the back of the property ideal for kids and pets.

Hall

6'4" x 5'7" (1.94 x 1.72)

A practical entrance hall links the living and dining spaces, with access to the stairs. A great space for outdoor shoes and clothing to keep the rest of the home clean and tidy.

Living Room

24'2" x 9'9" (7.38 x 2.99)

A large open plan living room sits at the side of the property, with a double glazed bay window to the front and french doors to the rear leading out to the garden and allowing the space to be opened up in the warmer months. The living area is spacious with room for a large corner sofa, a dining table and a useful alcove for a large wall mounted TV and units. The warm wood laminate floors and neutral wall colour are accentuated with a dark blue feature wall behind the TV. A double panel radiators sits on the wall by the dining area, with two ceiling lights completing the social space.

Dining Room

16'8" x 7'5" (5.09 x 2.27)

At the left side of the property is a large dining room with space for a family dining table and storage units on the laminate wood floor. It is open to the kitchen through an archway making it the perfect space for hosting family and friends. A large double glazed bay window looks out to the front of the property and adds to the light bright feel of the room.

Kitchen

15'8" x 10'4" (4.80 x 3.15)

An expansive kitchen sits at the back of the house, with work surfaces on three walls with over and under counter cabinetry providing plenty of storage space to keep the sleek modern feel. Appliances include a five ring gas range with three ovens below, an integrated washing machine, inbuilt sink and drainer plus space for a freestanding fridge freezer. Two double glazed windows look out to the rear garden, providing natural light. With white units, a sparkling black countertop and matching floor tiles it creates an impressive kitchen, ideal for feeding the family. A small under stairs cupboard with power and lighting provides additional storage for outdoor clothing, appliances and household gadgets.

Landing

9'10" x 9'5" (3.00 x 2.89)

The carpeted landing connects the four bedrooms with the family bathroom. There is overhead access to the attic and a ceiling light above the stairwell.

Bathroom

7'10" x 5'9" (2.39 x 1.77)

The family bathroom features sparkling black floor tiles and white textured wall tiles. The suite includes a low flush toilet, sink unit with storage below, a heated towel rail and a large modern bathtub with overhead shower. A frosted double glazed window fills the room with light from the back aspect, with a central ceiling light completing the luxurious space.

Bedroom 1

9'6" x 8'9" (2.90 x 2.67)

The main double bedroom sits at the rear of the house with a double glazed window overlooking the back garden. An alcove beside the bed has been cleverly utilised for built in wardrobes, with ample space on the laminate floor for a kingsize bed and bedside tables. An internal door leads through to the dedicated en-suite.

Ensuite

6'6" x 5'5" (1.99 x 1.67)

The main bedroom en-suite features a double walk in shower enclosure, a low flush toilet, sink unit with storage and a heated towel rail, all set above the dark grey vinyl tile floor. A frosted double glazed window looks out to the back of the house and provides natural light.

Bedroom 2

12'2" x 9'7" (3.73 x 2.94)

A double bedroom at the front of the house with a double glazed window and plenty of space on the carpeted floor for a double bed and wardrobes. A single panel radiator sits beneath the double glazed window to the front.

Bedroom 3

11'10" x 7'4" (3.62 x 2.25)

Situated at the front of the property is a well proportioned bedroom with a carpeted floor and central ceiling light. A double glazed window on the front aspect provides natural light, with a single panel radiator situated below. An alcove by the door provides floor space for wardrobes and storage.

Bedroom 4

9'1" x 6'7" (2.79 x 2.02)

A carpeted single bedroom sits at the front of the property above the stairs. A double glazed window looks out to the front with a single panel radiator below. There is ample space for a single bed and storage units. A great room for a child's bedroom, nursery or home office depending on your needs.

Attic

A half boarded attic space sits above the property, with access from the main landing. There is electric lighting, making it a great space for long term storage to keep the home feeling clean and clutter-free.

Garden Room

19'2" x 9'4" (5.85 x 2.85)

An impressive composite garden room spans the back of the garden. Currently used as a home bar and hobby room, the space has plastered walls, grey wood effect vinyl flooring and overhead spotlights. A versatile space, with plug sockets all around, that makes a great socialising space but would also be a comfortable office for those working from home. Two double glazed windows provide light from the front, with French doors leading out to the garden and allowing the space to be opened up for summer entertaining.

Rear Garden

A well maintained rear garden sits behind the property with a large paved patio leading from the back of the house, a low maintenance artificial lawn and slate shale bed. The garden is securely fenced on all sides making it a great safe space for young children and pets. A substantial composite garden room sits at the rear of the garden, currently used as a bar, it is a spacious and versatile plastered room that you can tailor to your needs.

Exterior

The large front driveway has space for 3 cars and is located at the end of a quiet cul-de-sac so is a safe space for children to play out front.

Additional Information

Freehold. Council Tax Band C.



Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

