



4 Wakefield Drive, Lancaster, LA1 4EJ

Located in the desirable Scotforth area of South Lancaster this stunning property has been extended and reconfigured to create a spectacular five bedroom family home. Within easy reach of local shops, schools and green spaces this is the ideal base for busy life. For those who travel for work, the A6 is in easily accessible, leading to Lancaster city centre and the M6 motorway, great for commuting. With bus routes at the end of the road you don't need to drive to make the most of the vibrant city and its plethora of shops, restaurants and attractions.

The property has been thoroughly updated and modernised by the current owners with exceptional workmanship and attention to detail. Solid oak flooring flows through the living spaces, with two welcoming reception rooms to gather family and friends, and a WC in the hallway for added convenience. A modern extended kitchen spans the rear of the house, with a valuable utility room and internal access to the large integral garage. The first floor boasts four well-proportioned bedrooms, with the master bedroom boasting a dedicated ensuite, plus the contemporary main bathroom. The top floor consists of a double bedroom in the converted attic, with Velux skylights and built in storage, plus access to the large eaves store room that runs the length of the property and provides an abundance of long term storage space.

Externally, a large, sectioned rear garden offers the perfect spot to soak up the sun, with paved seating areas and a raised lawn, with fencing on all sides making the garden a safe and secure space for small children and pets to enjoy. The front of the house has excellent kerb appeal, with a Indian stone paved driveway providing off-road parking for two vehicles.

This property is move in ready and just waiting for you to start enjoying your new chapter. Don't miss out on making this beautiful house your new home, contact us today to book a viewing!



Ground Floor

Hallway

14'6" x 6'5" (4.42 x 1.96)

A porch at the front of the property with a UPVC front door, tiled floor and light offers a practical area to remove outdoor clothing, with a power socket that can be used for garden equipment and Christmas lights. A stylish hallway greets you as you enter the main home. Frosted double glazed windows either side of the entrance let light in from the front, with a central pendant light and picture lights for use in the evening. Solid oak flooring flows through the hallway and ties it to the reception rooms, with a double panel radiator against the wall ensuring the space is warm and welcoming. The staircase adds to the appeal, with white painted panelling, a black painted handrail and wrought iron balustrades giving a striking monochrome palette.

Reception 1

13'0" x 12'1" (3.98 x 3.69)

A well-presented reception room at the front of the property offers space for entertaining and relaxing with friends and family. A large double glazed bay window fills the room with natural light with a central ceiling light and three picture lights to set the ambience in the evening. Solid oak flooring flows through the room providing ample space for multiple sofas, side tables and display units. A wood burner (with HETAS certificate) sits beneath a wood effect engineered concrete floating mantle with heat resistant tiling behind. Alcoves either side of the chimney breast offer additional space for units. Beautifully decorated, with statement wallpaper and a contemporary palette highlighting the reinstated period features including a picture rail and decorative coving, honouring the age of the property. A single panel radiator and a glass paned door through to the hallway completes the welcoming reception room.

Reception 2

16'3" x 11'6" (4.96 x 3.51)

A large reception room can be accessed through double glass paned doors from the kitchen diner, making it the ideal place for a dining room. The room features French doors on the rear aspect allowing the room to be opened up to the garden in the warmer months, with windows either side that provide plenty of daylight. Solid oak flooring offers space for a large family dining table at the centre with display units on the surrounding walls. An energy efficient flueless gas fire is mounted to the wall, with a double panel radiator, central ceiling light and picture light, ensuring the room is comfortable and useable anytime day or night. Period touches including decorative coving, a picture rail and a ceiling rose combine with the stylish contemporary décor to create an impressive entertaining space.

Kitchen Diner

18'8" x 16'8" (5.70 x 5.10)

An extended kitchen diner spans the rear of the house and offers space to cook, dine and socialise. Cream-coloured gloss cabinetry fills three walls, offering plenty of storage space to keep the sleek, modern feel of the room. Appliances include an integrated AEG double oven, a five ring AEG gas hob, an integrated Smeg dishwasher and a composite 1.5 sink and drainer beneath the double glazed window on the rear aspect. There is additional space for a freestanding fridge freezer at the end of the counter meaning everything is within easy reach when cooking for the family. There is space for a small dining table beside the French doors to the garden, with a practical and stylish stone tiled floor tying the room together. A half panelled wall and neutral subway tiled backsplash complete the well-presented kitchen diner.

WC

5'4" x 2'3" (1.64 x 0.71)

A valuable WC has been installed beneath the stairs, perfect for visitors and small children. Featuring a low flush toilet and a sink with storage below, set above the oak floor with a tiled backsplash around the sink. A central ceiling light completes this useful addition to the home.

Utility Room

8'0" x 8'0" (2.46 x 2.46)

A utility room is accessed from the kitchen and provides space for laundry and housework, keeping the rest of the home clear and clutter-free. Over and under counter cabinetry on both sides offer space for cleaning supplies, with undercounter space for four appliances and five double sockets allowing you to configure the room to meet your needs. A matching tiled backsplash, stone tiled flooring and blue half panelled walls connect the room to the main kitchen. An internal fire door leads through to the large integral garage at the front of the house.

Garage

18'2" x 8'0" (5.56 x 2.44)

A substantial integral garage sits to the side of the house, with double wooden doors to the front driveway, and internal access to the utility room at the rear. Two large cupboards have been installed, offering an abundance of storage space for household gadgets or sporting equipment. The remainder of the garage boasts a high ceiling, with shelving racks for keeping all your belongings organised, and space to create a home workshop. A tap and sockets add to the convenience with plastered walls giving the garage a fresh, clean look.

First Floor

Bathroom

12'0" x 7'8" (3.68 x 2.35)

The spacious family bathroom features a P-shaped bathtub with waterfall shower head, a toilet and a sink with storage below. A frosted double glazed window on the rear aspect provides natural light, with a double panel radiator below and a central ceiling light for evening use. Black laminate flooring offers an easy to clean and waterproof surface, with striking black wall tiling around the facilities, which contrasts against the monochrome painted walls. This well-proportioned and stylishly designed bathroom makes getting ready each morning a pleasure.

Bedroom 1

13'4" x 11'5" (4.08 x 3.50)

A carpeted double bedroom at the rear of the house forms an impressive master suite, with internal access to the dedicated ensuite bathroom. Fitted storage sits either side and over the bed space, offering plenty of room for clothing and accessories to keep the clean, modern look of the room. A large double glazed window on the rear aspect fills the space with light, with a light fitting set in a ceiling rose at the centre of the room. A double panel radiator ensures the room is comfortable and welcoming all year around.

Ensuite

8'11" x 6'7" (2.74 x 2.03)

Servicing the main bedroom is the dedicated ensuite consisting of a large walk in shower enclosure, a low flush toilet and a sink with storage cupboards below. Laminate stone effect tiled flooring runs through the room with a tiled shower enclosure and matching backsplash behind the sink. A frosted double glazed window on the rear aspect provides natural light throughout the day, with a ceiling light for evening use. A double panel radiator ensures the room is warm and comfortable all year round.

Bedroom 2

12'4" x 11'11" (3.78 x 3.65)

A beautifully presented double bedroom sits at the front of the house, with a South-facing double glazed bay window taking in the green views of the trees outside. The carpeted floor offers ample room for a double bed, bedside tables and a drawer unit, with one wall filed with freestanding wardrobes. A decorative fire surround sits at the foot of the bed, with a picture rail, ceiling rose and coving combined with the stunning contemporary design to create an impressive second bedroom.

Bedroom 3

17'7" x 8'3" (5.37 x 2.52)

A well-proportioned double bedroom at the side of the house is extended over the garage space below and is currently utilised as a craft room but would equally be as good as a bedroom. Oak flooring runs through the space offering a stylish and practical base for furniture, with a double glazed window on the front aspect providing natural light. The light painted walls complement the picture rail that runs around the perimeter of the room, with the high ceiling adding to the sense of space and light.

Bedroom 4

7'3" x 7'3" (2.23 x 2.23)

A versatile single bedroom offers space for a home office, hobby room or nursery so you can tailor the space to fit your lifestyle. A double glazed window on the front aspect provides daylight, with a double panel radiator set below for added comfort. Oak flooring ties the room to rest of the home, with modern décor and a picture rail making a well-presented bedroom.

Second Floor

Bedroom 5

18'11" x 15'5" (5.78 x 4.72)

An expansive double bedroom has been created in the converted attic, with a staircase leading up from the landing of the first floor and a newly installed Velux window above. The room feels bright and airy, with Velux windows either side offering plenty of natural light and a central ceiling light for relaxing in the evening. Ample storage is provided by the deep built in cupboard opposite the entrance which features hanging space for clothing and accessories. A double panel radiator sits beneath the skylight on the front aspect, keeping the bedroom warm and welcoming. A brilliant room that has been converted with thoughtful design and attention to detail to create a fresh, modern sleeping space.

Eaves Storage

15'7" x 5'6" (4.77 x 1.69)

A deep carpeted eaves store room sits off the top floor landing and provides the perfect space to hide away bulkier items and for long term storage whilst still being easily accessible. The current owners have added freestanding storage cubes to keep belongings organised and easy to find. A great addition to the home to keep the clean, modern feel throughout the house.

External

Rear Garden

A well-proportioned rear garden has been sectioned to create defined areas that can be enjoyed by the whole household. A large paved patio seating area offers space to soak up the sun and host family and friends, with French doors from the dining area allowing you to extend the entertaining space for summer parties. A raised, fenced lawn area sits beside, with a decorative archway and gates, making it a safe and secure area for children and pets to enjoy. Sage green painted fencing runs around the garden and offers a bright backdrop to the established planting around the perimeter. An outdoor tap and external double socket makes it easy to keep on top of gardening, with four hardwired outdoor lights allowing you to enjoy the garden into the evening.

Exterior

The front of the house boasts excellent kerb appeal, with an Indian flagstone driveway offering off-road parking for two vehicles. White UPVC windows and fascias are accentuated by the white painted garage doors, giving the façade a fresh look. A low pebble dashed wall separates the front of the house from the street, with a mature hedge on one boundary, and a fence separating the garden from next door. There's ample room for potted plants and garden ornaments, allowing you to design the frontage to reflect your tastes.

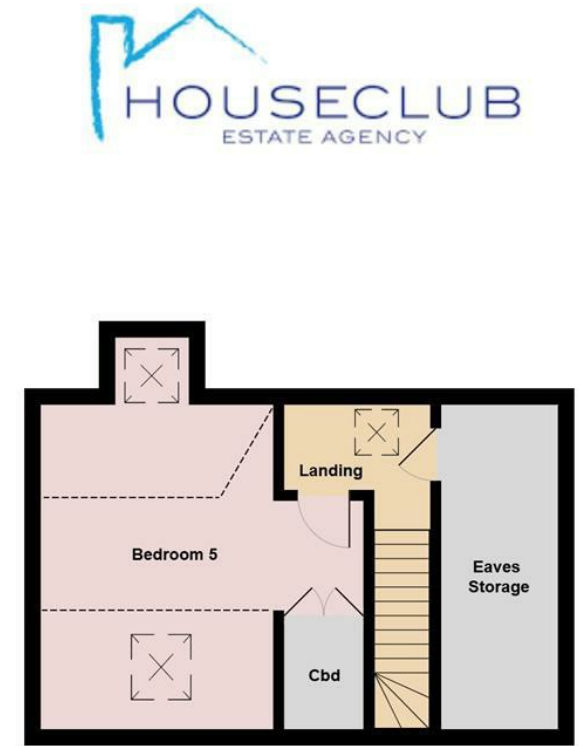
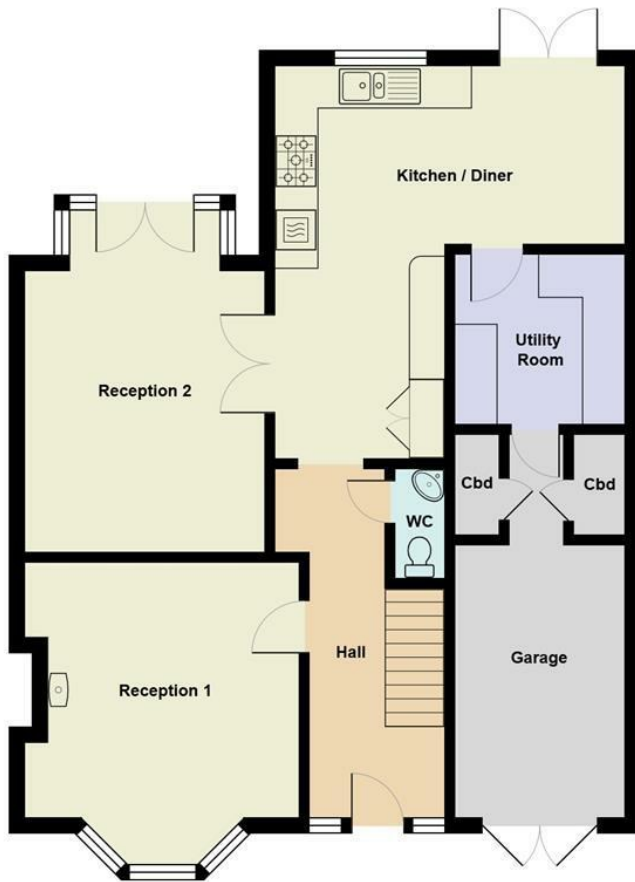
Additional Information

Freehold. Council Tax Band C. EPC Rating D.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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