



5 Church Bank Gardens, Burton
£450,000





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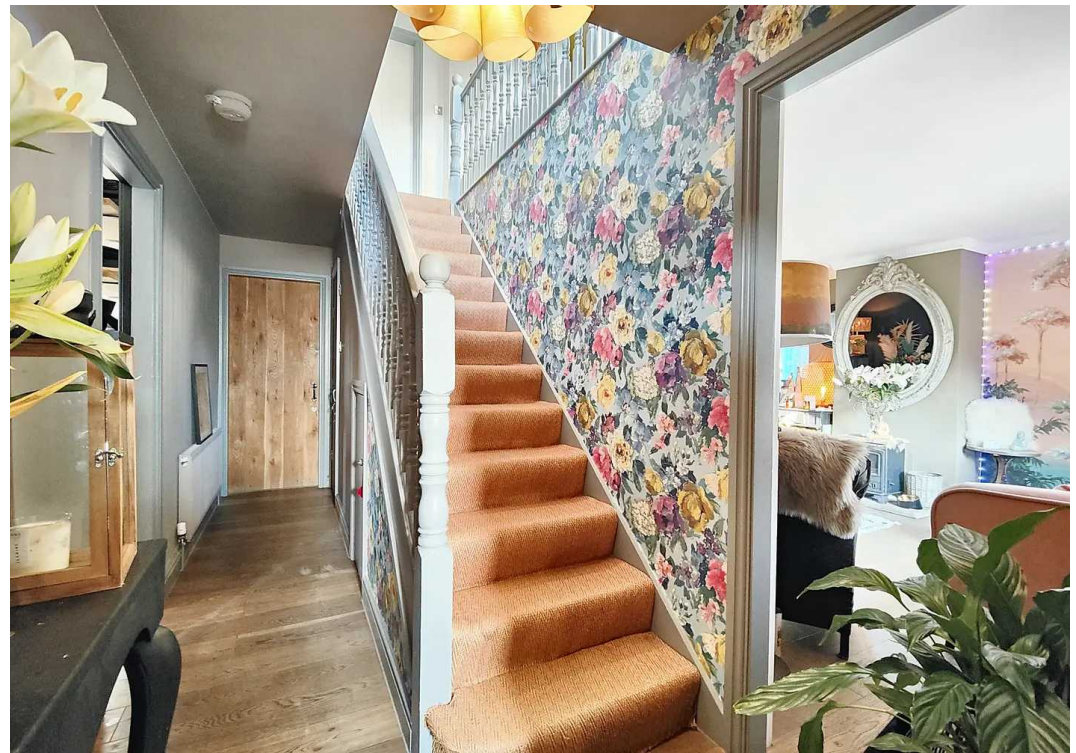
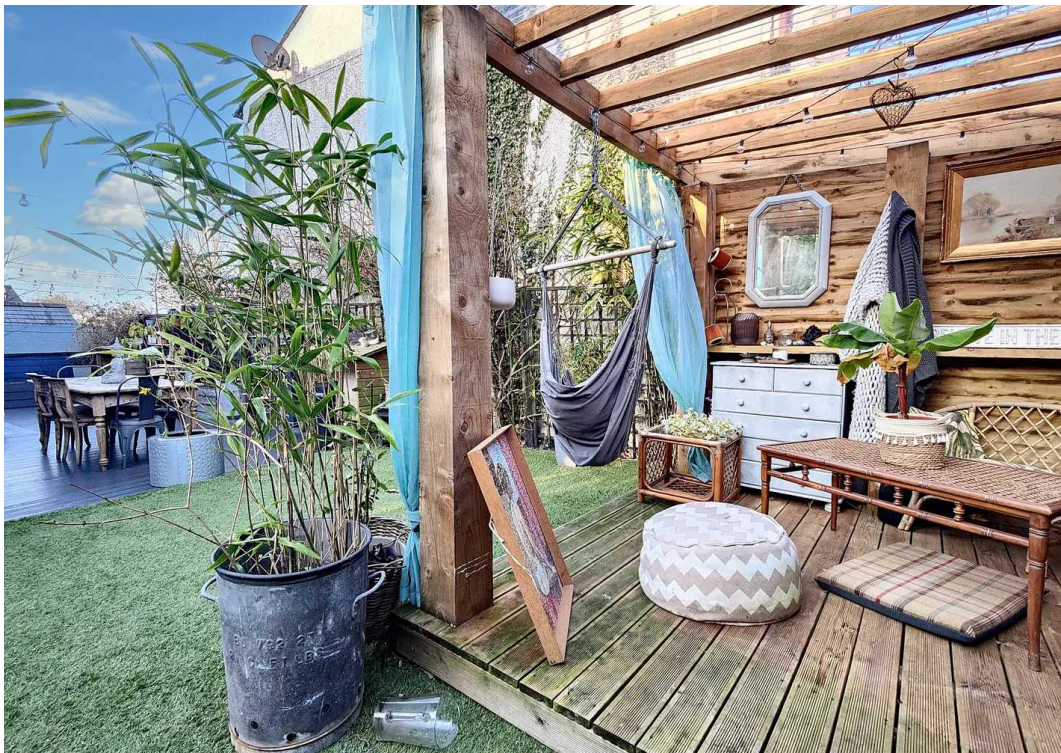
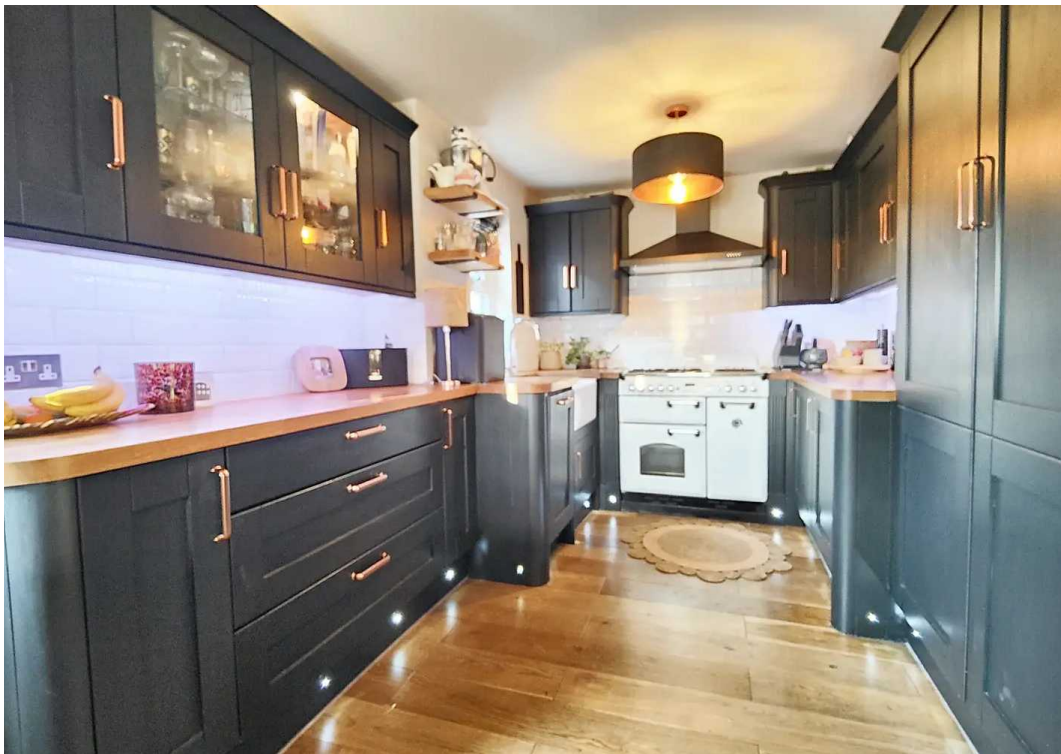
Burton, Carnforth

Impressive 4-bed detached house in sought-after Burton village. Bespoke kitchen diner, cosy lounge with wood-burning stove, landscaped garden with decking. A real outdoor oasis with decking, plunge pool & more! Garage with storage, ample parking. Ideal family retreat with excellent transport links.

Council Tax band: D

Tenure: Freehold

- Detached House
- 4 Bedrooms, Master En-Suite
- Kitchen Diner & Utility
- Wood Burning Stove
- French Doors to Lounge
- Garden & Decking
- Garage & Driveway
- Cul de Sac Location
- Sought After Village
- Transport & Travel Links





Location

The village of Burton in Kendal enjoys a peaceful, rural location but with all the benefits of village life on the doorstep. There's a pub, post office with shop and plenty more. For families you will find a nearby playpark and beautiful woodland walks on the doorstep. The village has a popular primary school. Within the catchment area of QES the school bus leaves from the village. Burton is within easy travelling distance of Bentham, Ingleton, Kirkby Lonsdale, Skipton, Kendal or Lancaster means everything you could want is easily accessible. With the dales, fells and lakes close by this really is a super location.

The House

This detached house has been beautifully modernised and offers generous and striking interiors. Solar panels and an Air Source Heat Pump also make the house economical to run and the hyper fast B4RN network serves the house broadband making this the perfect home for modern families. The solar panels have been bringing in an annual credit of £850 for the current vendors. The new grey composite front door opens to the bright, welcoming front porch. Wood flooring, country style décor and solid oak doors combine to create the perfect welcome.

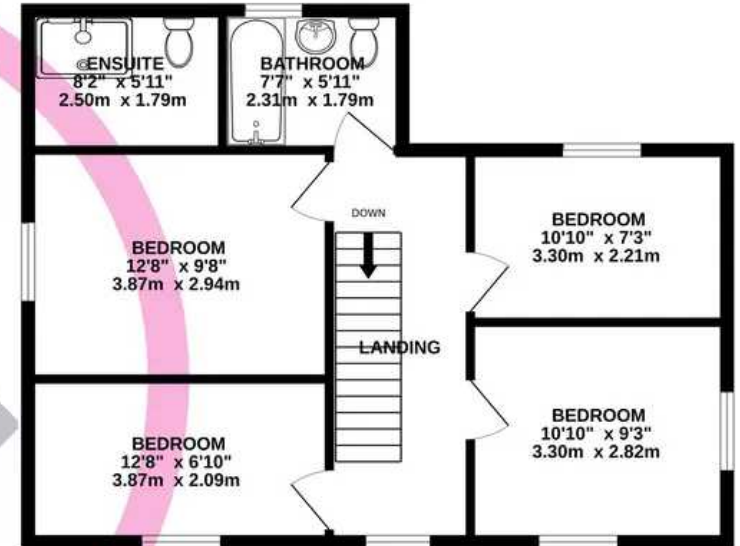
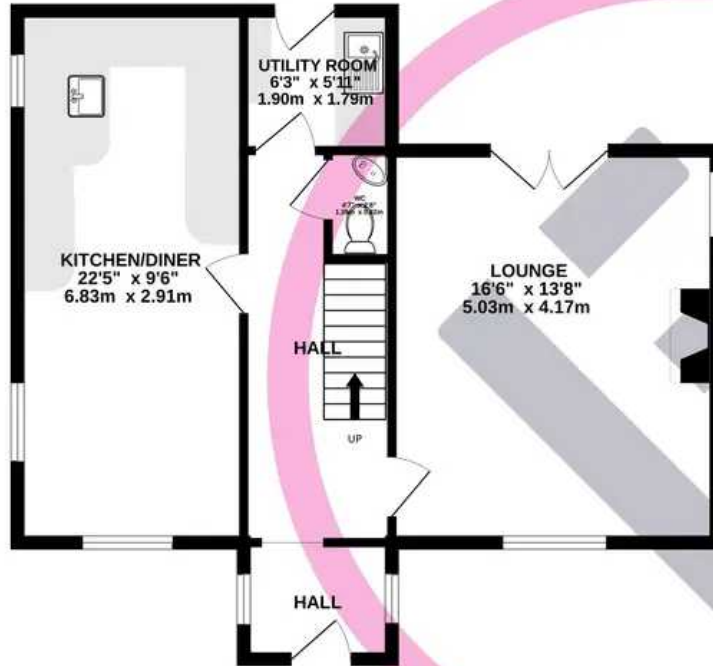
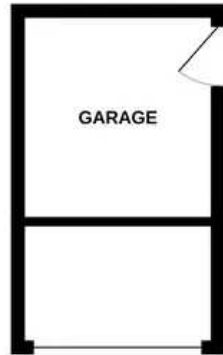


Living Rooms

The lounge is large and light with a window to the front and French Doors to the rear. The multi fuel stove creates the perfect focal point making this the perfect room in which to relax and unwind. The kitchen diner is a real heart of the home style kitchen. The dining area to the front is dual aspect and the the kitchen is bespoke with wooden cabinets in a striking dark shade with copper coloured fittings. The solid wood work top has curved corners and white subway tiled splashbacks with under unit lighting create ambience and appeal. The Belfast style sink is the perfect finish. Additionally, to the ground floor you will find a rear utility room with door opening to the back and finally a ground floor cloakroom/WC.

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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