



8 Knowe Hill Crescent, Lancaster

£435,000





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Lancaster, Lancaster

This 4 bed detached is a stylish, luxury home balancing comfort with functionality and offering the potential for a fifth, ground floor bedroom with wet room! Spacious living areas, French Doors, light, open living, garage, parking & garden - it really does have it all!

Council Tax band: D

Tenure: Freehold

- Detached House
- 4/5 Bedrooms
- Bathroom, Shower Room & Wet Room
- Lounge, Lounge Diner & Kitchen Diner
- 2 Sets French Doors
- Side by Side Parking & Garage
- Gardens Front & Rear
- Prime Corner Position
- Sought After Residential Area
- Transport & Travel Links





Location

In sought after South Lancaster this attractive, detached property offers great accommodation. This is a well established residential area of south Lancaster which has long been popular with families. The location is perfect for families and professionals as it enjoys great travel links with the M6 Jct 33 being a convenient drive away. The university is also very accessible by both the 'back roads' and the nearby cycle path, plus there is easy access to the city centre from the south side. You don't have to travel far though as all life's essentials are close by with the local shops and post office at Bowerham and a nearby Booths supermarket. There are fantastic local schools both primary and secondary and both grammar schools are easily reached.

The House

The double glazed front door opens to a large, bright hallway where matching, modern, solid wood doors open to all the ground floor rooms and stairs lead up to the first floor. The ground floor has stylish wood effect flooring throughout creating a modern, seamless feel and being very versatile for families. The front lounge is large and offers plenty of space for a multi functional room. The front window looks out over the lawn and cul de sac and there is a focal fire. A modern wet room with level access is to one corner. There is a second large reception room, the lounge diner, at the rear of the property. This room also has a focal fire and a French Door opens to the garden at the rear making this the ideal space to enjoy summer evenings entertaining family or friends.

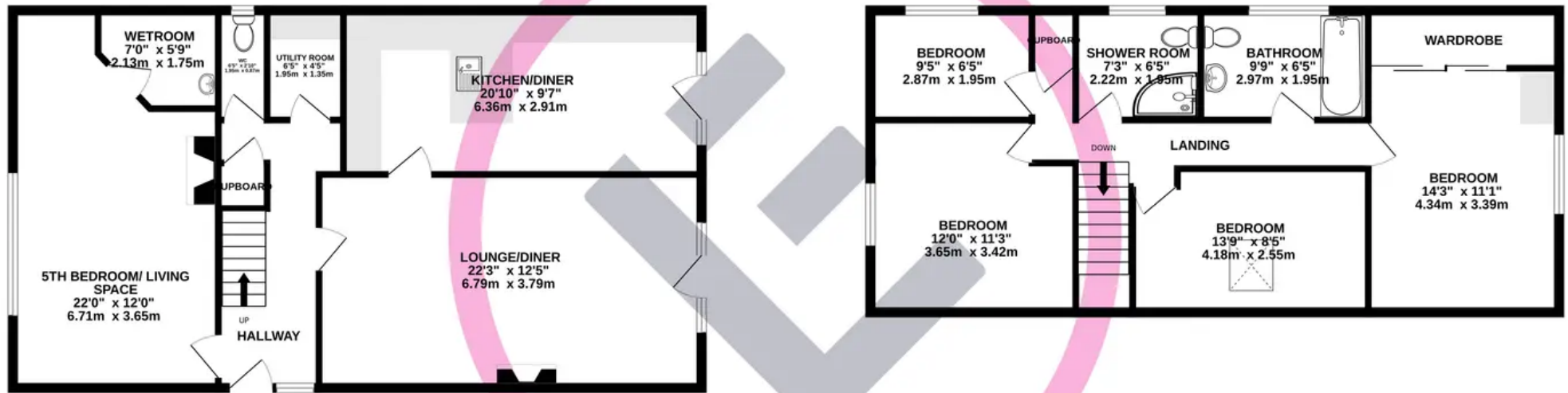


Kitchen Diner

Connecting to the lounge diner and also enjoying a French Door to the garden this kitchen diner offers a high spec kitchen and generous dining area. Solid granite work tops and integrated Neff appliances give this kitchen a real edge. There is an induction hob with extractor hood above, Neff Oven and microwave, fridge, freezer and dishwasher. Spotlights to the ceiling and under unit lighting to the wall mounted cabinets

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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