



3 Redwood Heights, Lancaster
Lancaster

£625,000





3 Redwood Heights

Lancaster, Lancaster

Elegant design with spacious lounge diner, dining room, integrated kitchen diner, 5 beds, 2 en-suites, 4-piece family bathroom & 2 sets of French Doors. Double garage, landscaped gardens & views.
Council Tax band: G

Tenure: Freehold

- Impressive Detached House
- 5 Generous Bedrooms
- Lounge Diner w/ French Doors & Dining Room
- Integrated Kitchen Diner w/ French Doors
- Landscaped Gardens
- 2 En-Suites & 4 Piece Family Bathroom
- Detached Double Garage
- Side by Side Driveway Parking
- Prestigious South Lancaster Address
- Transport & Travel Links





Location

Standen Park is an impressive, established and much sought after development beside Williamson Park in Lancaster. Within the grounds of the former hospital you will find impressive Palladian architecture originally designed by architect Thomas Standen in 1816. Mature trees, shrubs and immaculately maintained grounds create a real sense of elegance. Redwood Heights is an elevated cul de sac with large detached houses built circa 1999. Number 3 enjoys superb views over rolling countryside. The situation is ideal on Lancaster's popular south side close to Williamson Park and Lancaster Royal Grammar School. The city centre is just a few minutes away and the university or Lune Valley are very handy via country roads. The M6 is also easy to access for those who travel further. Closer to home you have your very own well stocked Co-Op store and the bus stop is just a stroll from the front door.

Welcome Home

This impressive home is truly unique commanding stunning views from an elevated position and having been remodelled with the introduction of a large, south facing window to the rear kitchen diner and the living space has been opened to create light, bright open plan living. The central front door has glazed panels and windows to either side. It opens to a wide, welcoming hallway where you will find space to hang up coats and bags, doors open to the living spaces and stairs lead up to the first floor. There is also a ground floor cloakroom/WC off the hallway and a storage cupboard beneath the stairs. Floor tiling and fresh, neutral décor creates the perfect welcome to a modern, family home.

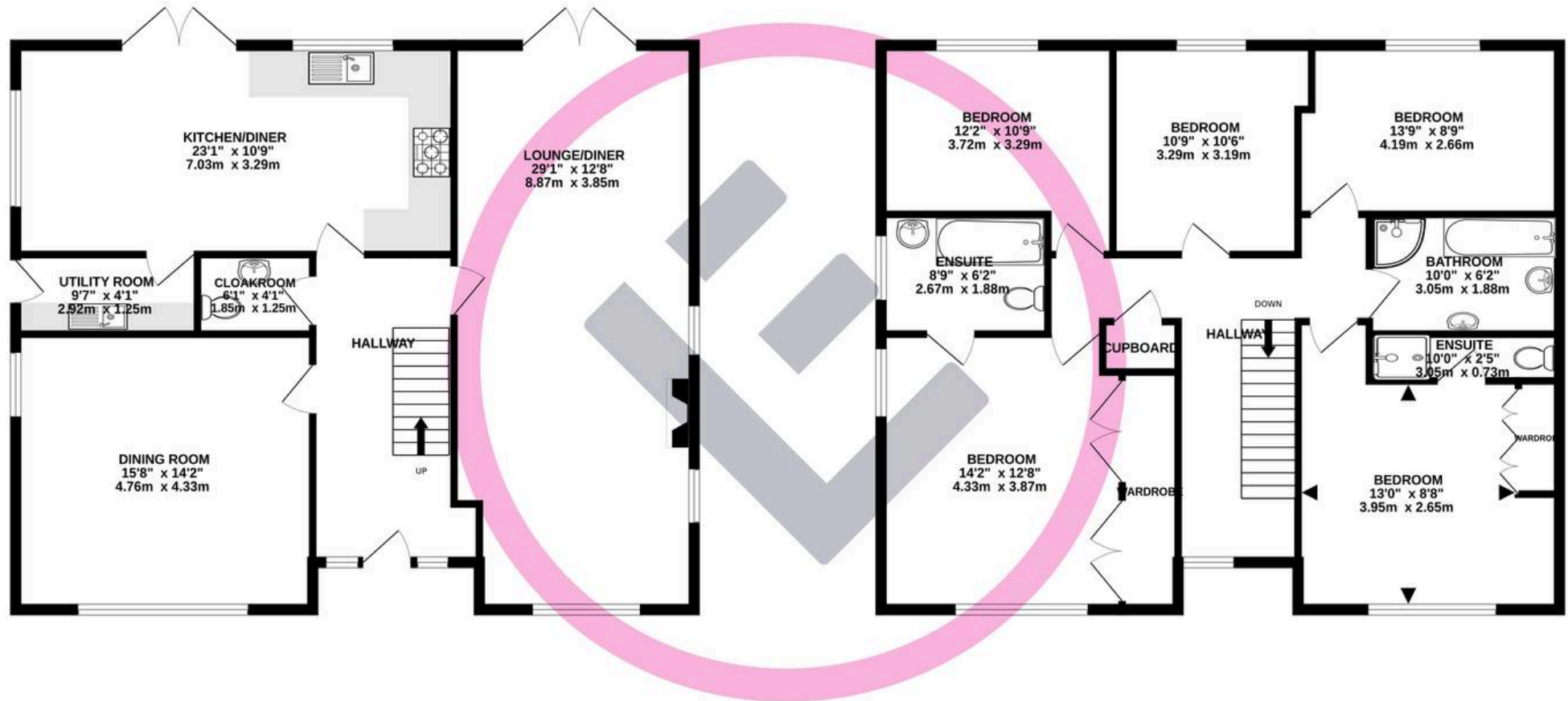
Living Spaces

The lounge diner occupies the whole depth of this large house. Offering plenty of space and enjoying natural light from three aspects this generous living space is perfect for relaxed family evenings or for entertaining. The front window looks out over the garden and roof tops of the park to rolling green fields. Double glazed French Doors open at the rear to the landscaped rear garden creating a perfect outside, inside balance of living. The stylish fireplace with an open fire is also an addition by the vendors. Across the hallway is a generous dual aspect dining room with modern, oak style wood flooring and views to the front.



GROUND FLOOR
1013 sq.ft. (94.2 sq.m.) approx.

1ST FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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