



**14 Larkfield Lane
Churchtown, PR9 8NW
Offers Over £340,000
'Subject to Contract'**

Inspection is essential to appreciate the generous family accommodation provided by this immaculate semi-detached house. The property has been modernised, extended and very much improved throughout to the current owners high and exacting specifications. The ground floor living space is ideal for entertaining with reception room to front including log burning stove and magnificent open plan living, dining kitchen leading to sitting room at the rear! The modern style kitchen leads to a most impressive landscaped garden to rear including timber built out-building, perfect for conversion to home office. There is also access to separate utility room and ground floor Wc. To the first floor there are three bedrooms and a modern family bathroom suite. Again, the sun catching Gardens are a definite feature, and arranged perfectly for entertaining and families alike. There is off road parking for several vehicles. The property is located for a number of Primary & Secondary Schools and local amenities including Historic Churchtown Village just a short stroll away!

Enclosed Entrance Vestibule

Double outer storm doors with stained glass and leaded insert, tiled flooring and glazed inner door leading to...

Entrance Hall

Turned staircase to the First Floor with handrail, spindles and newel post. Under stairs storage cupboard. Part glazed internal doors lead to the main accommodation.



Front Lounge - 4.65m into bay x 3.63m into recess (15'3" into bay x 11'11" into recess)

UPVC double-glazed bay window overlooking the front garden. Wood burning stove inset to exposed brick chimney breast with slate hearth and wooden mantle. 'LVT' Herringbone style flooring.

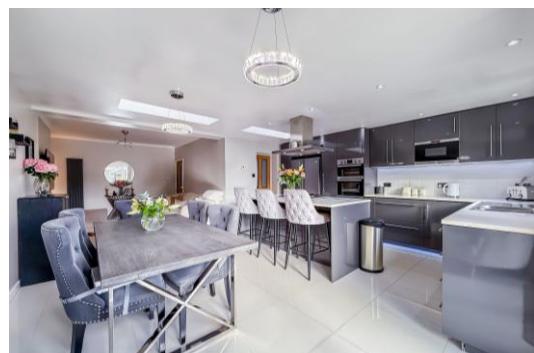
Sitting Room - 3.56m x 3.61m into recess (11'8" x 11'10" into recess)

Bespoke wall cupboards to chimney recesses, open display recess to chimney breast and archway leading to...



Magnificent Dining Kitchen - 4.8m x 5.49m (15'9" x 18'0")

Installed with a range of high gloss grey fitments and stylish Porcelain tiled flooring with benefit of underfloor heating, the kitchen comprises a number of base units with cupboards and drawers, wall cupboards, working surfaces. Twin bowl sink unit, one in use as waste disposal. Under unit lighting and plinth LED strip lighting. Working surfaces incorporating central island unit with breakfast bar. Five burner gas hob, double oven, eye level microwave, space for free standing American style fridge freezer, integral dishwasher. Part wall tiling recessed spotlighting, two double glazed Velux roof lights. Tiled floor with under floor heating. Upvc double glazed double doors and windows providing access to the landscaped gardens.



Utility Room - 2.49m x 2.41m (8'2" x 7'11")

UPVC double-glazed door leading to the outside. A range of base units and wall cupboards with working surfaces, plumbing for washing machine and space for tumble dryer. Woodgrain laminate style flooring. Extractor. Wall cupboard houses the 'Vaillant' combination style central heating boiler.

WC - 1.04m x 0.79m (3'5" x 2'7")

Opaque UPVC double-glazed window, low level WC and vanity wash hand basin with mixer tap. Woodgrain laminate style flooring.

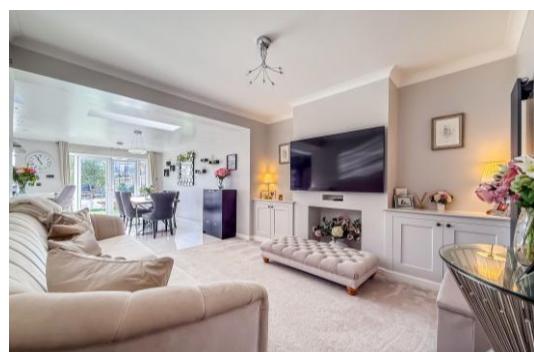


First Floor Landing

Access to loft via drop down ladder.

Bedroom 1 - 4.52m into bay x 2.79m to front of wardrobes (14'10" into bay x 9'2" to front of wardrobes)

UPVC double-glazed square bay window, part wall panelling, fitted wardrobe with sliding doors, hanging space and shelving. Recessed spotlighting.



Bedroom 2 - 3.61m x 3.66m into recess (11'10" x 12'0" into recess)

UPVC double-glazed window overlooks rear of property.

Bedroom 3 - 2.39m x 2.51m (7'10" x 8'3")

UPVC double-glazed window, picture rail.



Family Bathroom/WC - 2.39m x 2.24m (7'10" x 7'4")

Opaque UPVC double-glazed window, four-piece, white suite which comprises, low level WC, pedestal wash hand basin with mixer tap, step-in shower enclosure with plumbed-in overhead shower whirlpool panelled bath with mixer tap. Tiled walls and flooring, ladder style chrome heated towel rail, recessed spotlighting and extractor.

Outside

Professionally landscaped gardens adjoin the property to both the front and rear, at the front there is loose stone driveway with Indian stone path provides off-road parking to the front for numerous vehicles. The landscaped rear garden, comprising of Porcelain-tiled patio area with astro-turf lawn, raised and rendered planters, external lighting, rear decked terrace, laid-to lawn, extensive and ideal for families. There is also built-in barbecue area and timber outbuilding, perfect for use as a home office or simply storage purposes. Home office is insulated with further benefit of separate consumer unit, TV aerial and internet points.

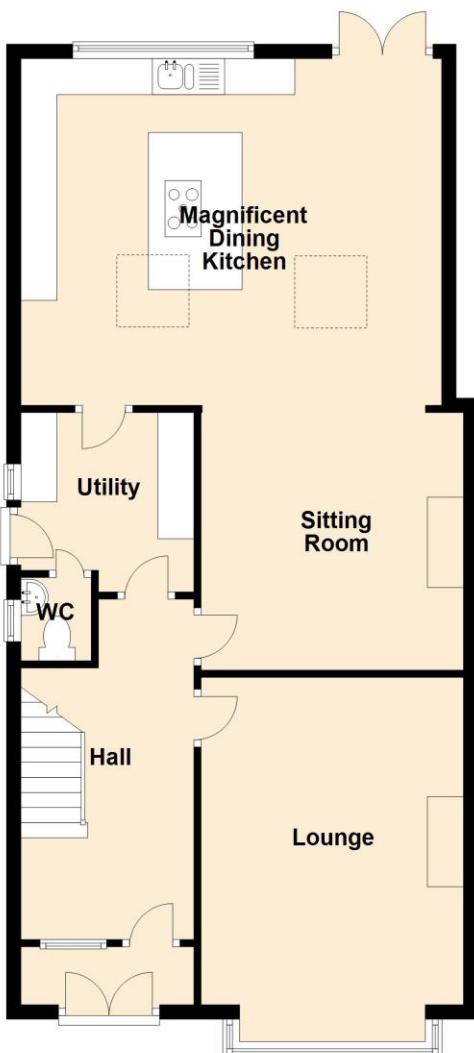
Solar Panelling

The current owner has spent considerable time and money to reduce the daily running costs of the property, including installing solar panels that will not only generate over £500 a year, due to the feed in tariff, but also provides some free electricity.

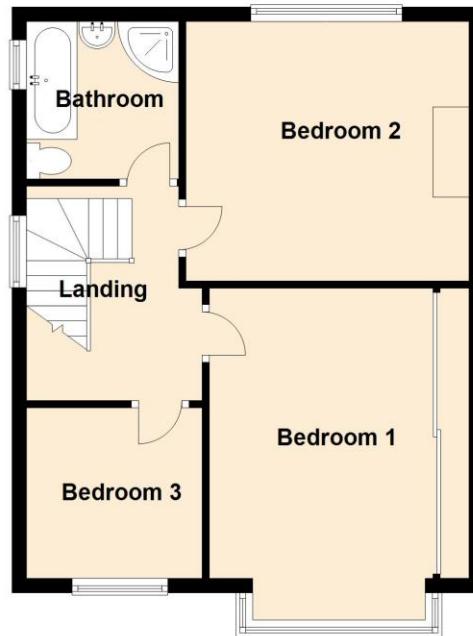
Tenure

Freehold.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	



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