



4 Jensen Close,  
Haverbreaks, Lancaster,  
LA1 5BP

4, Jensen Close, Haverbreaks, Lancaster

## The property at a glance **5** **2** **3**

- Fantastic Detached Family Residence
- Five Bedrooms & Three Reception Rooms
- Traditional Fitted Kitchen & Utility Room
- Two Shower Rooms & Ground Floor WC
- Delightful, Wrap Around Gardens
- Sought After Location on 'Haverbreaks' Private Estate
- OFFERED WITH NO CHAIN DELAY
- Council Tax Band F
- Freehold
- EPC Rating E

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**£595,000**

# Get to know the property

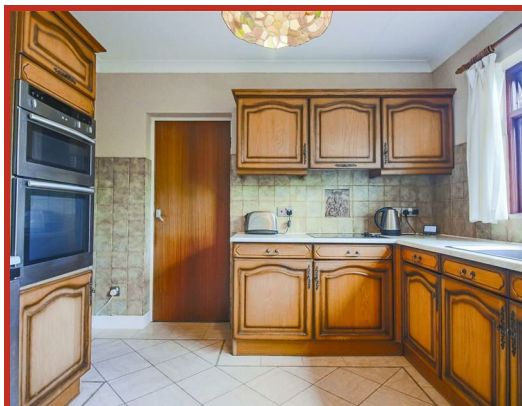


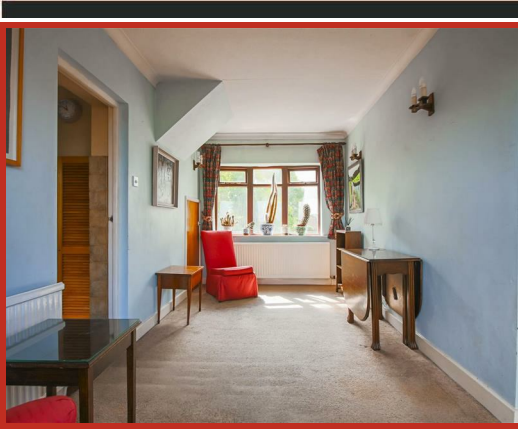
Set within a quiet cul de sac on the prestigious private estate of Haverbreaks, this detached five bedroom family residence boasts beautiful, rolling countryside views to the rear towards Lancaster Castle and the Lakeland fells!

Offering substantial sized accommodation set over two floors - this superb home is ideal for family life with flexible reception space that can lend itself to a number of different usages including home office, home gym, play room or even an additional ground floor bedroom. Whilst the property would benefit from some modernisation, it has been well kept throughout and has superb potential for a purchaser to make it their own.

At present the ground floor comprises of three reception rooms, fitted kitchen, utility room, integral garage and ground floor WC. There is also fantastic potential to create an open plan kitchen diner/living space if desired for a central family hub, whilst still retaining a separate reception room for a peaceful relaxation space. Featuring an open fire with red brick surround, the main reception room is perfect for a lounge with bay window to the front elevation. Both reception rooms two and three offer patio doors leading to the side and rear gardens, making them ideal for hosting guests in the warmer months for BBQs and garden parties!

The traditional style kitchen offers a range of wall and base units with marble effect worktops, integrated Neff double oven, hob and extractor hood, space for fridge and plumbing for dishwasher. Plumbing for a washing machine is located in the useful utility room just off reception room three.





From the hallway there is access to the ground floor WC/cloak room and stairs up to the first floor landing - which offers loft access with pull down ladders to two generous loft rooms (29'8 x 14'1 and 20'3 x 14'1).

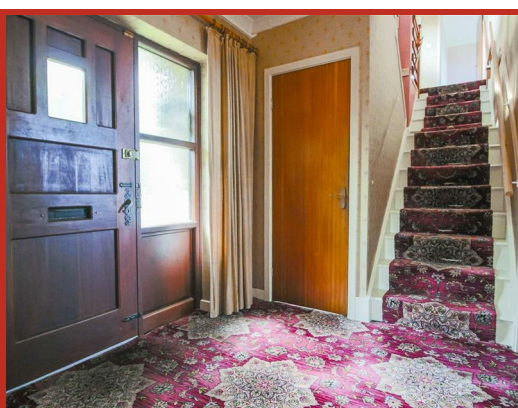
On one side of the landing are two bedrooms, one with fitted storage/dressing table - ideal for a dressing room or home office, and a three piece shower room comprising shower cubicle with electric feed power shower, low flush WC and pedestal wash hand basin plus a useful storage cupboard. On the opposite side of the landing there are a further three double bedrooms - each benefiting from fitted wardrobes/cupboards - and a four piece shower room with large walk in shower enclosure, bidet, low flush WC and pedestal wash hand basin. From the rear bedrooms there are wonderful views over the green pastures behind looking over to the impressive Lancaster Castle and Priory and the fells in the Lake District beyond.

Positioned on a good size plot with wrap around gardens offering a paved area perfect for outdoor seating and alfresco dining, and an extensive lawn with a variety of mature bushes, shrubs and trees privately enclosing the outside space. To the front elevation there is paved driveway providing off road parking space for two vehicles in front of the integral garage which has an up and over door for access.

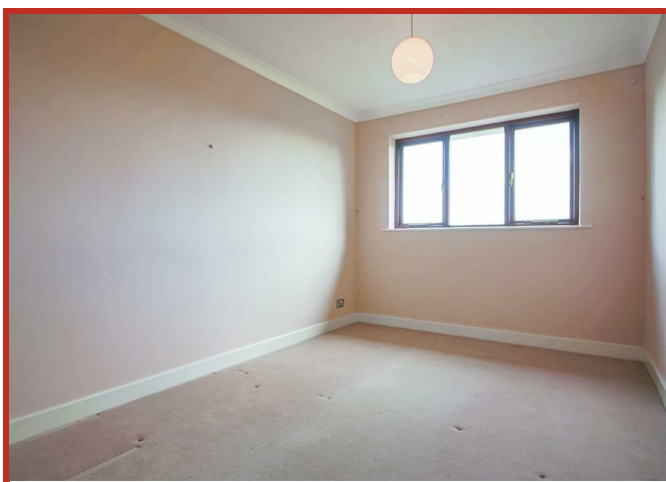
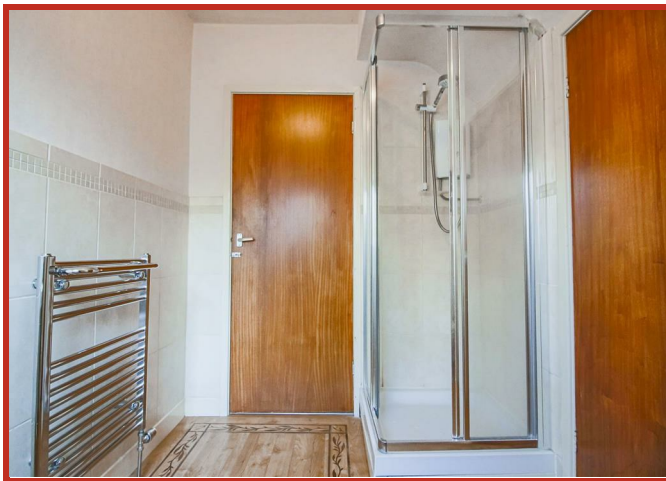
Situated on the private and highly desirable estate known as Haverbreaks, this property is in a great location close to Lancaster Canal and the historic City Centre, with its wide range of amenities including shops, restaurants, Post Office, library, doctors surgeries and both primary and secondary schools. Lancaster Royal Infirmary and both Lancaster University and University of Cumbria are all within easy reach.

### **Disclaimer**

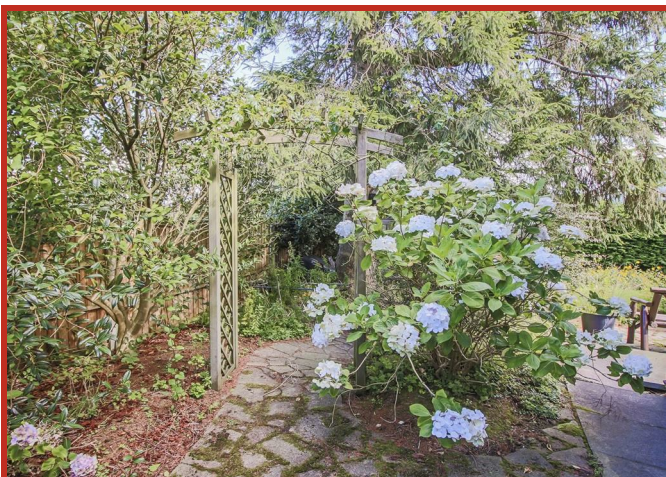
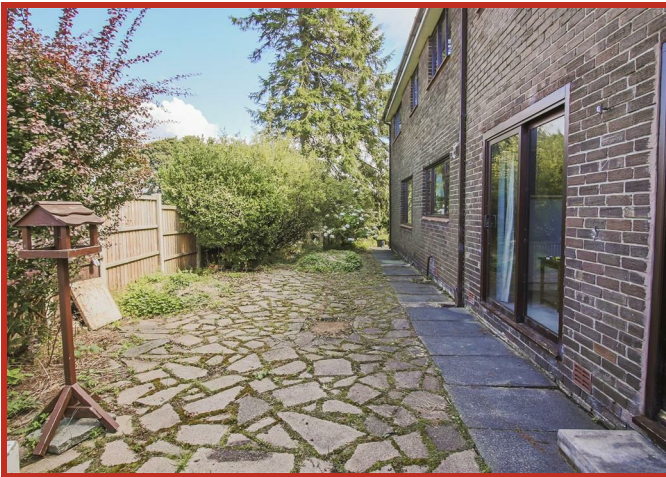
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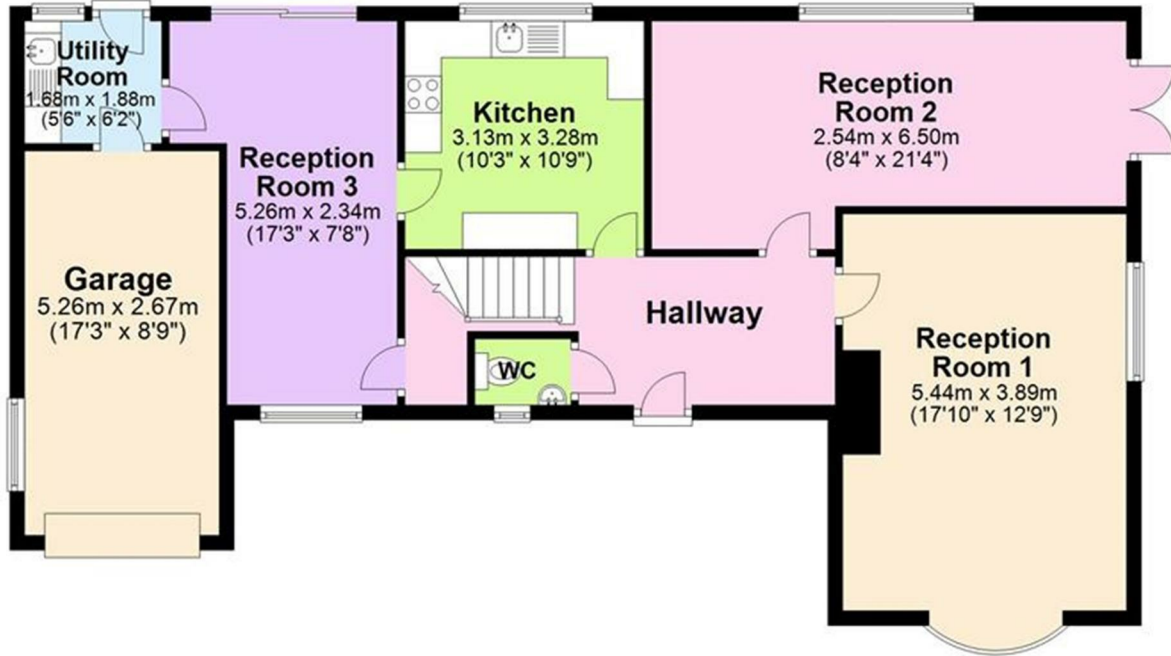
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# Take a nosey round

## Ground Floor

Approx. 95.3 sq. metres (1025.6 sq. feet)



## First Floor

Approx. 93.2 sq. metres (1003.4 sq. feet)



Total area: approx. 188.5 sq. metres (2029.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
47	66
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	