



27 Yealand Drive, Lancaster, LA1  
4EW

27, Yealand Drive, Lancaster

## The property at a glance 3 1 2

- Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Bathroom & Separate WC
- Laid To Lawn Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band D
- EPC Rating: E

**R&B**  
ESTATE AGENTS

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**£375,000**



# Get to know the property



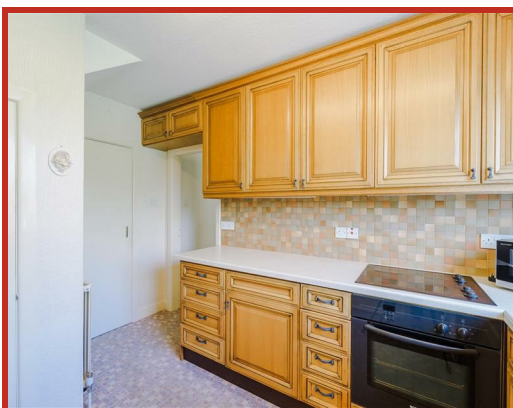
## A FANTASTIC THREE BEDROOM DETACHED FAMILY HOME

Welcome to Yealand Drive, Lancaster - a charming location for this fantastic three-bedroom detached family home. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Also benefiting from three spacious bedrooms, offering ample space for your family to grow. One of the highlights of this home is the enviable wrap-around garden, providing a lovely outdoor space for children to play or for you to unwind after a long day. Additionally, the driveway offers convenient parking for your vehicles.

With its potential to become the home of your dreams, this house is a rare find in a sought-after location. Don't miss out on the opportunity to make this property your own!

The property comprises briefly; entrance via the porch into a welcoming hallway that has doors to the main reception rooms, kitchen and staircase to the first floor. The kitchen has doors to the rear porch and second reception room. The rear porch has doors leading to the garage and utility room. The first floor landing houses doors on to three generously sized bedrooms, bathroom and WC. Externally to the rear of the property is an enclosed laid to lawn garden with bedding areas, the front of the property has a laid to lawn garden with outbuilding and driveway leading to the garage.

Contact the office to arrange a viewing!





## Ground Floor

### Entrance Porch

2.11m x 0.69m (6'11 x 2'3)

Hardwood entrance door, tiled flooring and hardwood door to the hallway.

### Hallway

2.97m x 2.11m (9'9 x 6'11)

Central heating radiator, stairs to the first floor, understairs storage and doors to reception room and kitchen.

### Reception Room

3.91m x 3.61m (12'10 x 11'10)

Double glazed bay window, two central heating radiators, television point, fireplace and coving.

### Kitchen

3.61m x 2.41m (11'10 x 7'11)

Double glazed window, central heating radiator, range of wood panelled wall and base units with laminate surfaces, oven with four ring electric hob, stainless steel sink with drainer, integrated fridge, plumbing for washing machine, pantry, laminate flooring and door to the inner hall.

### Inner Hall

1.98m x 0.89m (6'6 x 2'11)

Wood effect flooring and doors to garage, utility and to the rear.

### Garage

5.16m x 2.59m (16'11 x 8'6)

### Utility Room

1.91m x 1.42m (6'3 x 4'8)

UPVC double glazed frosted window, central heating radiator and laminate flooring.

### Reception Room Two

5.08m x 3.66m (16'8 x 12')

Double glazed window, two central heating radiators, television point and two feature wall lights.

## First Floor

### Landing

Double glazed window, loft access and doors to three bedrooms, bathroom and WC.

### Bedroom One

3.66m x 3.58m (12 x 11'9)

Double glazed bay window, central heating radiator and two feature wall lights.

### Bedroom Two

3.63m x 3.63m (11'11 x 11'11)

Double glazed window, central heating radiator, fitted storage and feature wall light.

### Bedroom Three

2.41m x 2.36m (7'11 x 7'9)

Double glazed window and central heating radiator.

### Bathroom

2.39m x 1.65m (7'10 x 5'5)

Double glazed frosted window, central heating radiator, pedestal wash basin, panelled bath, airing cupboard and tiled elevations.

### WC

1.73m x 0.81m (5'8 x 2'8)

Double glazed frosted window, low basin WC and tiled elevations.

## External

### Front

Laid to lawn garden and driveway providing off road parking for numerous vehicles leading to the garage.

### Rear

Enclosed laid to lawn garden with paved patio and planted beds.





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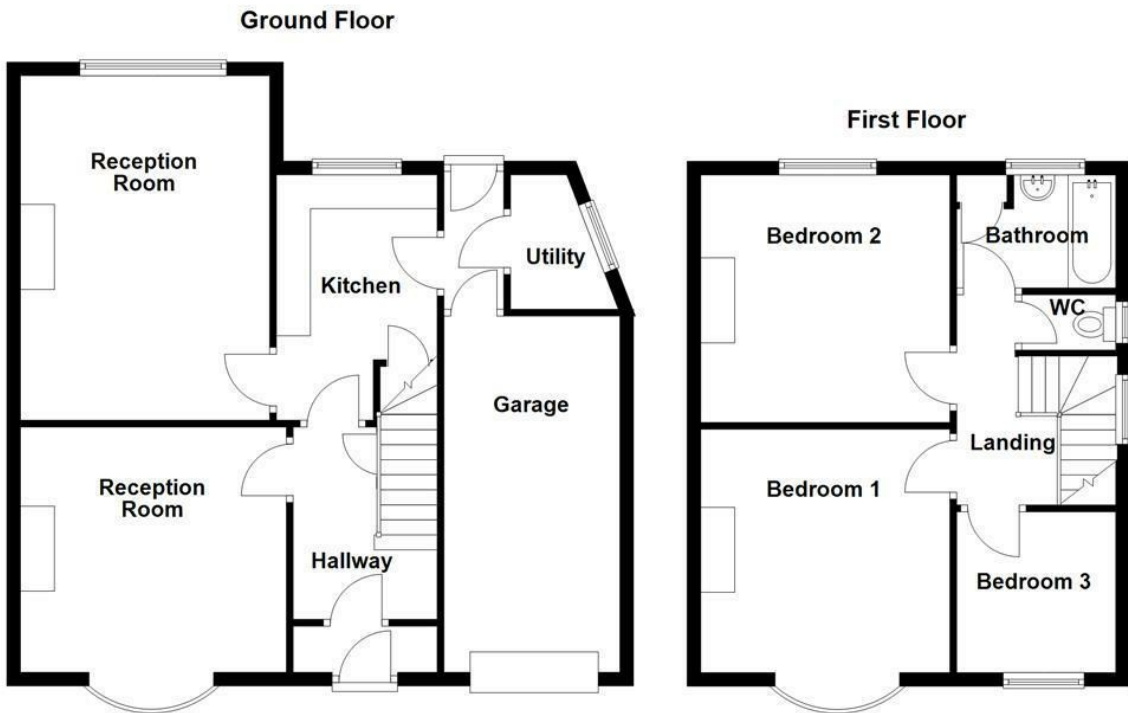
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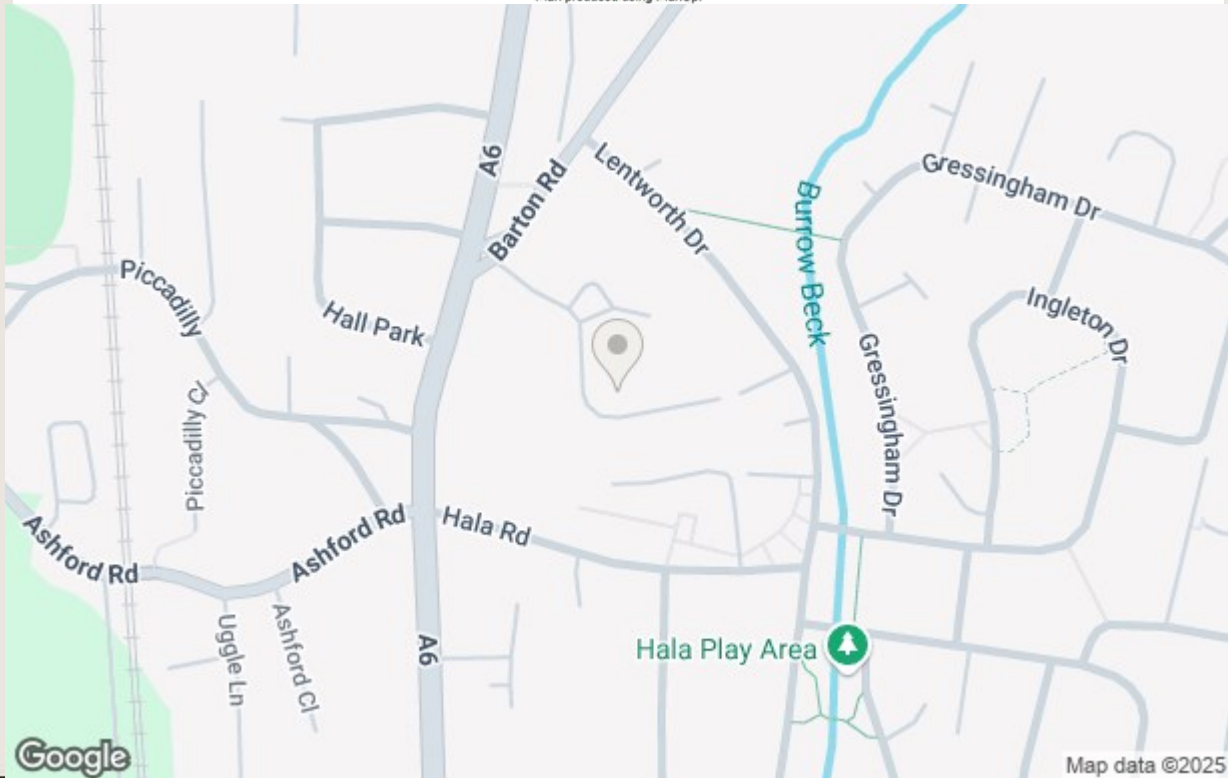
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	50
(1-20) G	
Not energy efficient - higher running costs	
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	