



**R&B**  
ESTATE AGENTS

16 Cedarwood Place,  
Lancaster, LA1 3FL

16, Cedarwood Place, Lancaster

## The property at a glance

4  2  3 

- Impressive Detached Property
- Four Bedrooms (En-Suite To Bedroom 1)
- Kitchen Diner
- Two Reception Rooms & Conservatory
- Beautifully Maintained Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: E
- EPC:
- Cul-de-sac Location

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
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**£585,000**



# Get to know the property



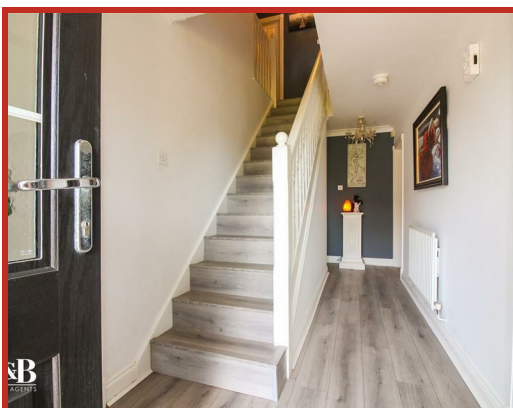
Nestled in the tranquil Cedarwood Place, Lancaster, this beautiful detached home offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a peaceful retreat.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is the delightful kitchen diner, which flows seamlessly into a charming conservatory, providing a bright and airy space to relax and enjoy views of the private garden.

The outdoor area is a true gem, offering a serene escape with ample space for children to play or for hosting summer barbecues. The property is situated in a peaceful cul-de-sac, ensuring a safe environment for families, while also being conveniently close to sought-after schools, making it an excellent choice for those with children.

Parking is a breeze with space for three vehicles, complemented by a garage for additional storage or secure parking. This home is not just a property; it is a lifestyle choice, offering both comfort and accessibility in a desirable location.

If you are looking for a family home that combines space, style, and a sense of community, this detached house in Cedarwood Place, located on the private estate of Standen Park, is not to be missed.





### **Entrance Hall**

UPVC door into entrance hall, smoke alarm, laminate flooring, radiator, doors to living room, dining room, kitchen, WC, integral garage and stairs to first floor.

### **Living Room**

UPVC bay window, radiator, coving, ceiling rose, living flame fireplace with stone surround, mantel and hearth, TV point, laminate flooring, double doors into dining room.

### **Dining Room**

Radiator, coving, picture rail and UPVC French doors into conservatory.

### **Kitchen**

UPVC window, radiator, mix of high gloss wall and base units with laminate worktops, four ring gas hob, extractor fan, one and a half bowl sink with mixer tap, panelled splashback, integrated fridge/freezer and dishwasher, under plinth lighting, coving, laminate flooring and UPVC French doors into conservatory.

### **Conservatory**

UPVC windows, polycarbonate roofing, laminate flooring and UPVC French door to rear.

### **Downstairs WC**

UPVC window, radiator, low flush WC, pedestal wash basin with mixer tap, tiled splashback and laminate flooring.

### **Integrated Garage**

Plumbing for washing machine and integrated shelving.

### **First Floor**

#### **Landing**

Smoke alarm, loft access, doors to bedroom one, two, three, four and main bathroom.

#### **Bedroom One**

UPVC windows, radiator, coving, high gloss built in wardrobes, laminate flooring and doors to en suite.

#### **En suite**

UPVC window, radiator, dual flush WC, pedestal wash basin with mixer tap, shower cubicle with direct feed shower, extractor fan and laminate flooring.

#### **Bedroom Two**

UPVC window, radiator and coving.

#### **Bedroom Three**

UPVC window, radiator and coving.

#### **Bedroom Four**

UPVC window, radiator, high gloss built in wardrobes and coving.

#### **Bathroom**

UPVC window, radiator, dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap, electric shower over bath, extractor fan, partially tiled surround and laminate flooring.

### **External**

#### **Front**

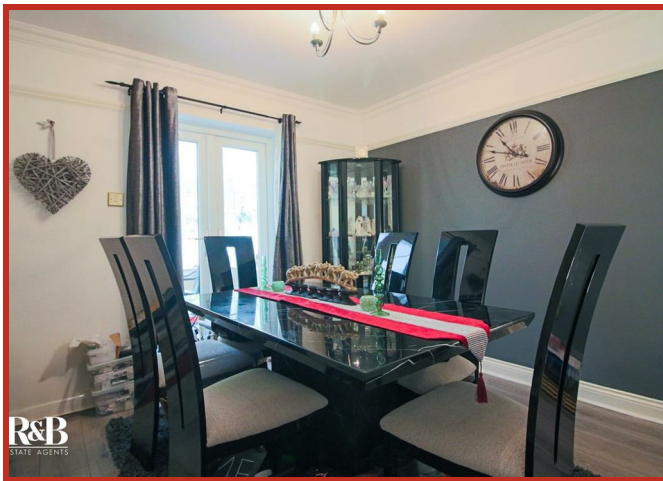
Laid to lawn, bedded area, mature shrubs, parking for 2 cars outdoor tap and access to rear garden.

#### **Rear**

Patio area, laid to lawn and raised beds.

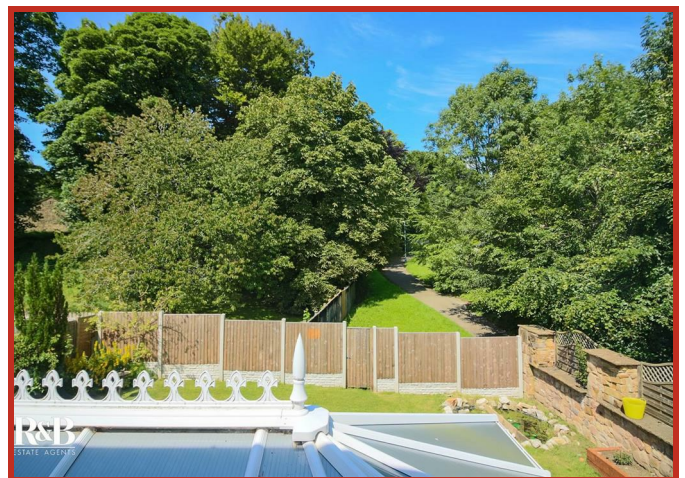
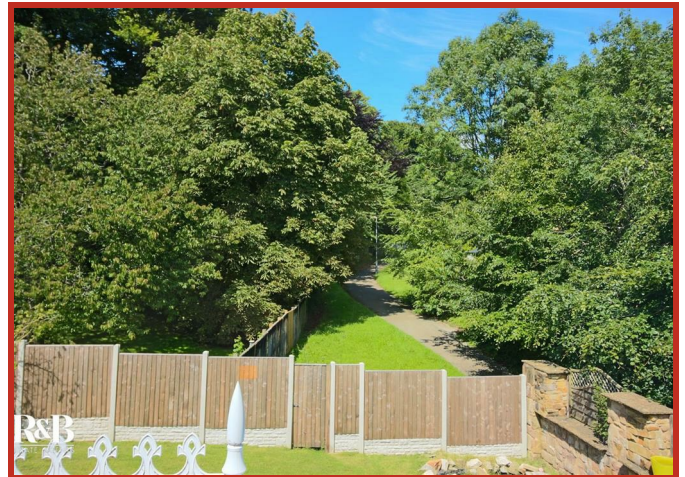


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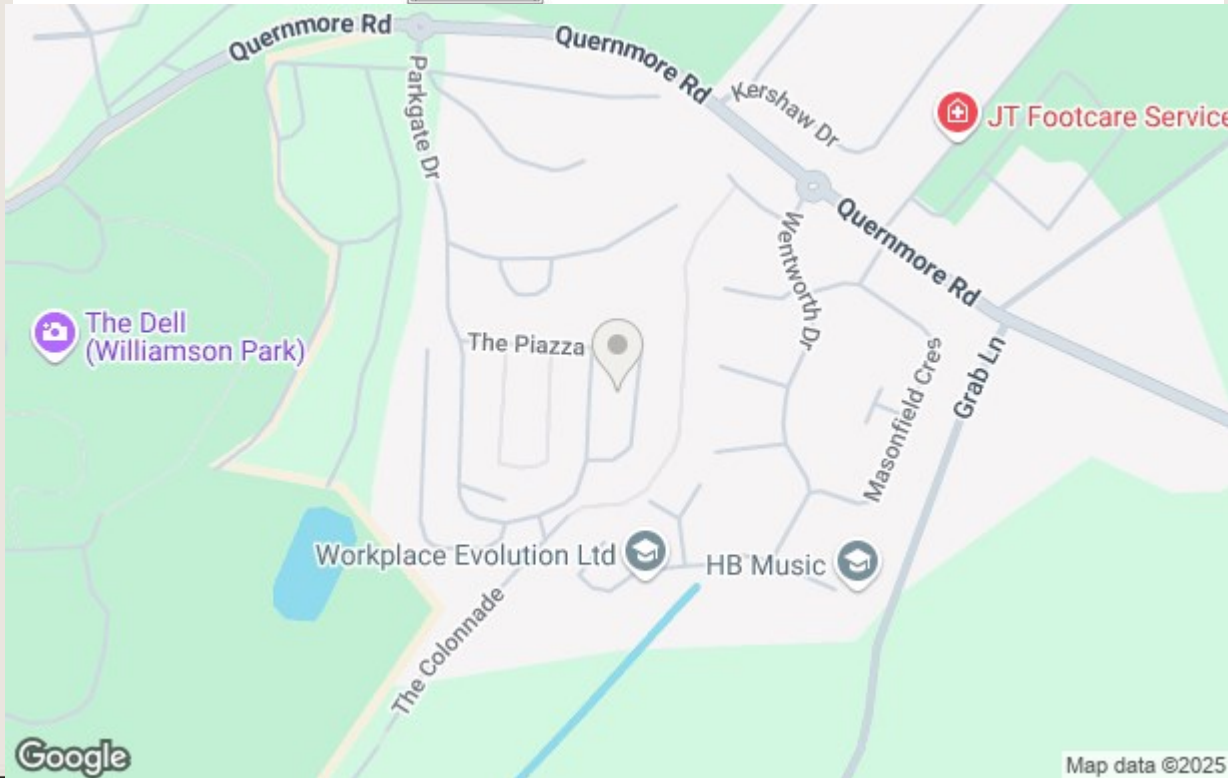
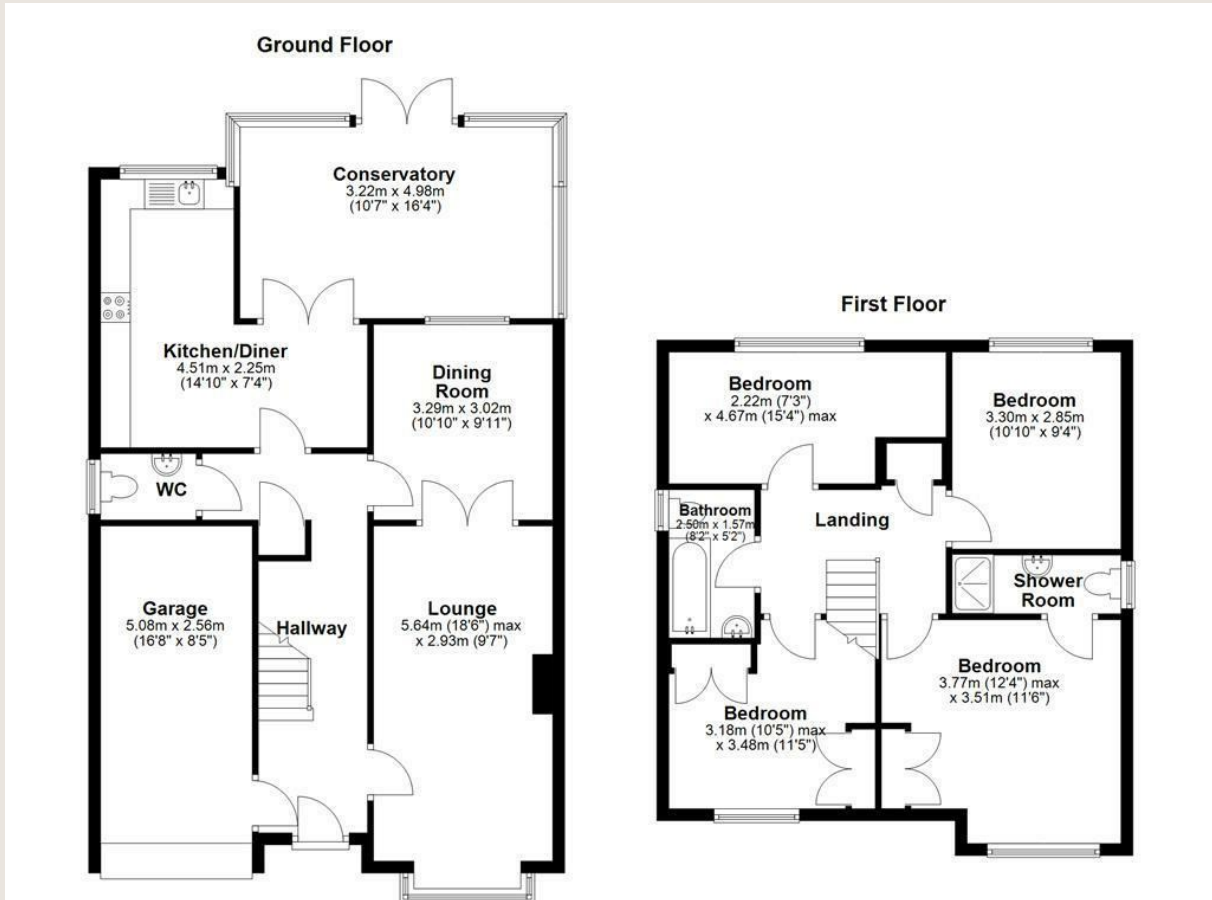
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# Take a nosey round



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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	
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	
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