



**R&B**  
ESTATE AGENTS

6 Hutton Gardens, Warton,  
Carnforth, LA5 9TL

6, Hutton Gardens, Warton, Carnforth

## The property at a glance 4 2 2

- Impressive Detached Family Home
- Four Bedrooms, En-Suite To Master
- Spacious Reception Room
- Kitchen/ Dining Room/ Conservatory
- Attached Garage & Driveway
- Private Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Banding: E
- EPC: B

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**£347,450**

# Get to know the property



Situated in the charming area of Hutton Gardens, Warton, Carnforth, this impressive detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to accommodate families of all sizes.

The heart of the home is undoubtedly the open plan kitchen, which seamlessly flows into the dining room and conservatory, creating an inviting space for family gatherings and entertaining guests. The conservatory, bathed in natural light, provides a delightful area to relax and enjoy views of the enclosed rear garden.

This residence boasts two well-appointed reception rooms, providing ample space for both relaxation and socialising. The layout is thoughtfully designed to ensure that every member of the family can find their own space while still enjoying the benefits of communal living.

For those with vehicles, the property features a driveway with parking for two vehicles, along with an attached garage, offering convenience and security. The enclosed rear garden is perfect for children to play safely or for hosting summer barbecues, making it an ideal outdoor space for family activities.

In summary, this detached house in Hutton Gardens is a wonderful opportunity for anyone seeking a family home that combines modern amenities with a welcoming atmosphere. With its prime location and impressive features, it is sure to attract interest from discerning buyers.







### Entrance

Composite frosted door to hall.

### Hallway

Central heating radiator, spotlighting, coving, wood laminate floor, door to WC, reception room and kitchen.

### WC

UPVC double glazed window, central heating radiator, low basin WC, vanity wash basin with mixer tap, extractor, coving, laminate floor.

### Reception Room

UPVC double glazed window, central heating, wall light fittings, wood laminate floor, coving, door to kitchen.

### Kitchen

UPVC double glazed window, vertical central heating radiator, one and half bowl sink with mixer tap and draining board, integrated 4 ring gas hob, extractor, integrated oven, dishwasher and microwave, space for fridge freezer, wall and base units, laminate worktops and tiled splash back, wood lino flooring, coving, spotlighting, open passage with storage, door to garage and conservatory.

### Conservatory

UPVC double glazed window, central heating radiator, tiled laminate floor, UPVC double glazed French door to rear.

### Landing

Central heating radiator, loft access, spotlighting, coved ceiling, door to bedrooms 1,2,3,4 and bathroom.

### Bedroom 1

UPVC double glazed window, central heating radiator, integrated wardrobe/storage, door to en-suite.

### En-Suite

UPVC double glazed window, central heating radiator, low basin WC, vanity wash basin, direct feed rainfall shower with rinse hand, extractor, full tiled elevation, tile laminate floor.

### Bedroom 2

UPVC double glazed window, central heating radiator, coving

### Bedroom 3

UPVC double glazed window, central heating radiator, integrated wardrobes, integrated storage, coving.

### Bedroom 4

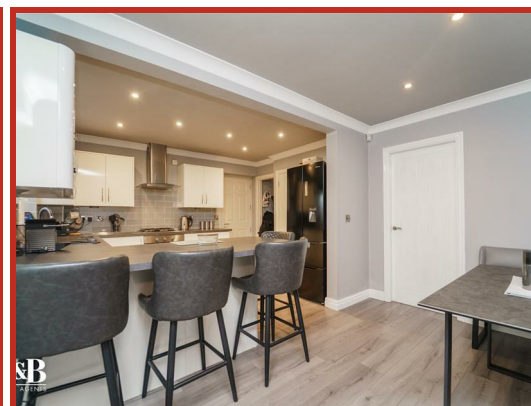
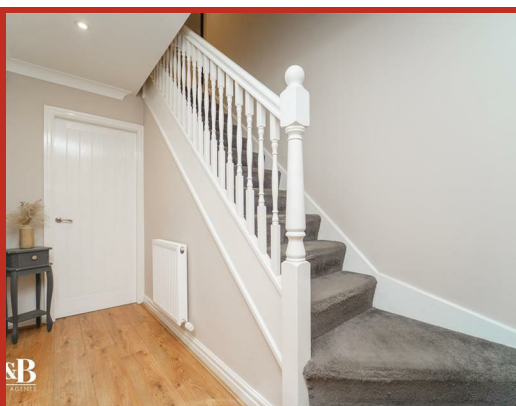
UPVC double glazed window, central heating radiator, integrated storage, coving.

### Bathroom

2 x UPVC double glazed window, central heating radiator, wall vanity wash basin, walk-in direct feed rainfall shower with rinse, spotlighting, part tiled elevation, extractor, tile laminate floor.

### External

Driveway, enclosed rear garden with lawn and patio.

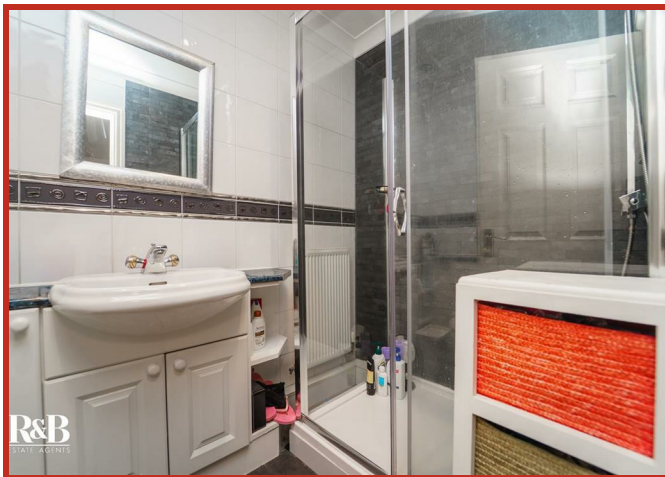


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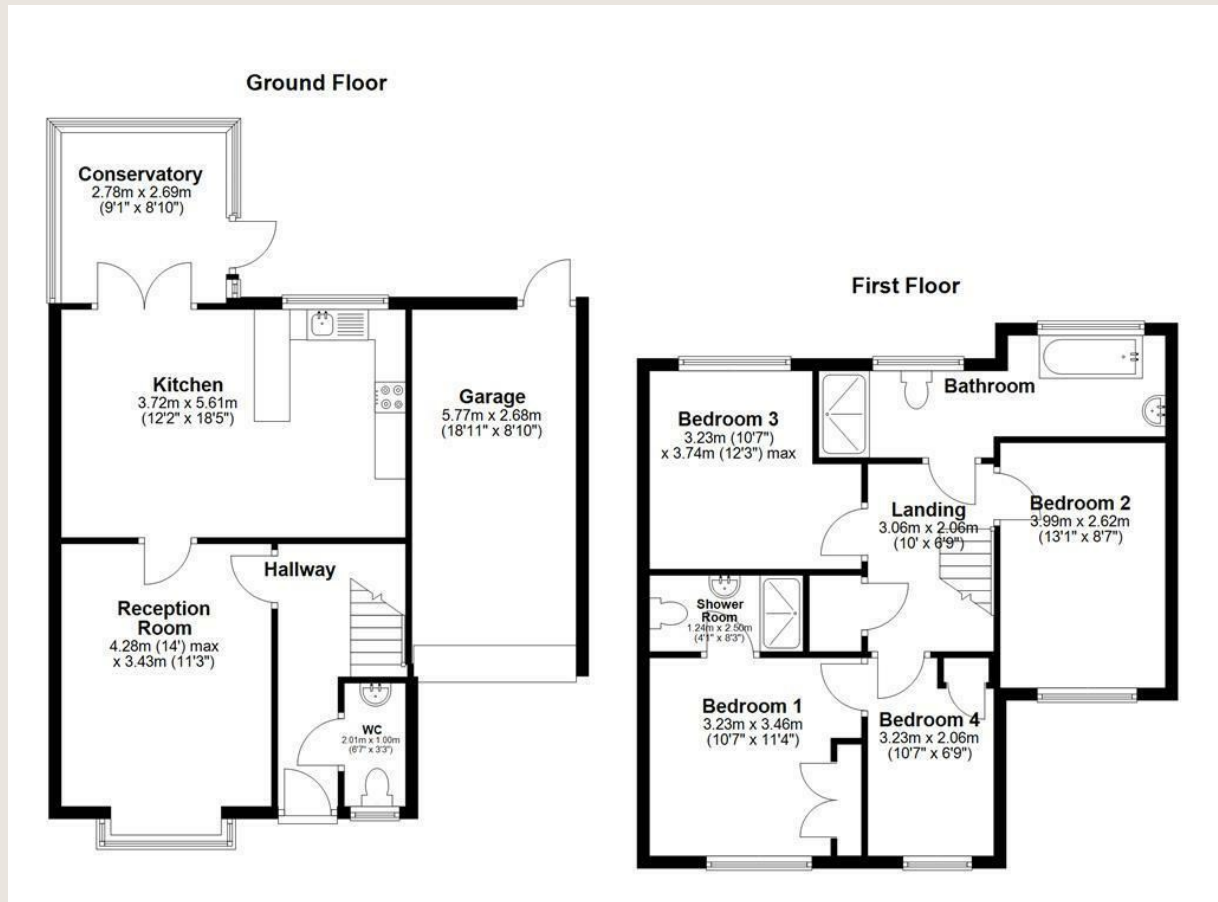
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(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	
(65-80) C	
(55-64) 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