



Ryebank The Rise,  
Haverbreaks, Lancaster,  
Lancashire, LA1 5XD

Ryebank The Rise, Haverbreaks, Lancaster

## *The property at a glance*

4  2  1 

- Truly Stunning, Detached Bungalow
- Four Bedrooms; En Suite to Master
- Generous Lounge, Dining Room & Office/Study
- Stylish Modern Fitted Kitchen & Utility
- Contemporary Three Piece Shower Room
- Ground Floor WC/Cloak Room
- Double Glazing & Gas Central Heating
- Delightful Wrap Around Gardens
- Large Driveway & Double Garage
- Highly Desirable Location on Haverbreaks



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £1,850

# Get to know the property



Stunning four bedroom detached bungalow located on the prestigious private estate known as Haverbreaks. Set on a generous plot with delightful gardens, large driveway and double garage!

This fantastic family home offers deceptively spacious accommodation set over two floors. Upon entrance to the property you step into the welcoming hallway which benefits from internal access to the garage and a ground floor WC/cloak room. The well presented living accommodation offers a generous lounge with feature gas fire and three sets of patio doors filling the room with natural light and opening to the rear garden. Double doors from the lounge open to a good size dining room. The sleek modern fitted kitchen incorporates a range of wall and base units in cream with complementary granite worktop and integrated appliances. From the kitchen there is access to a utility room and an office/study.

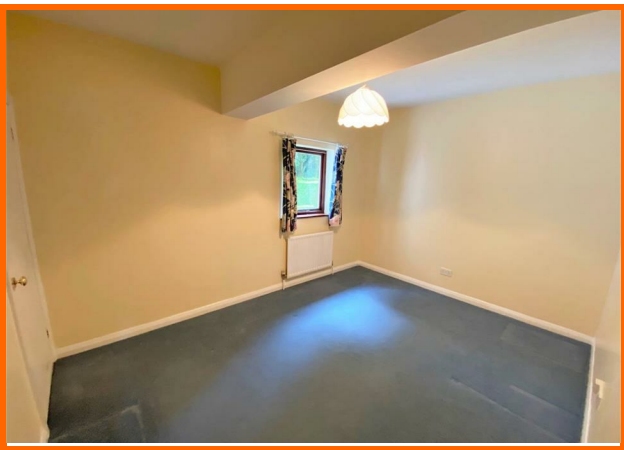
The ground floor offers a generous double bedroom with fitted wardrobes and a contemporary en suite shower room with walk in double shower enclosure, a second double bedroom with built in cupboard and a good size single bedroom with fitted wardrobes. The fourth bedroom, a large double, is to the first floor and benefits from under eaves storage space. Further benefits to the property include double glazing and gas central heating throughout and externally accessed, undercroft storage.

Externally, to the front elevation there is a large block paved driveway leading to a double garage, providing ample space for off road parking. The delightful gardens wrap around the property, offering paved patio areas, garden pond and a large lawned area with mature trees, bushes and shrubs, privately enclosed by stone wall and mature hedging.

Situated on the highly desirable, prestigious estate known as Haverbreaks, this property is in a superb 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.



# Ryebank The Rise, Haverbreaks, Lancaster, Lancashire,



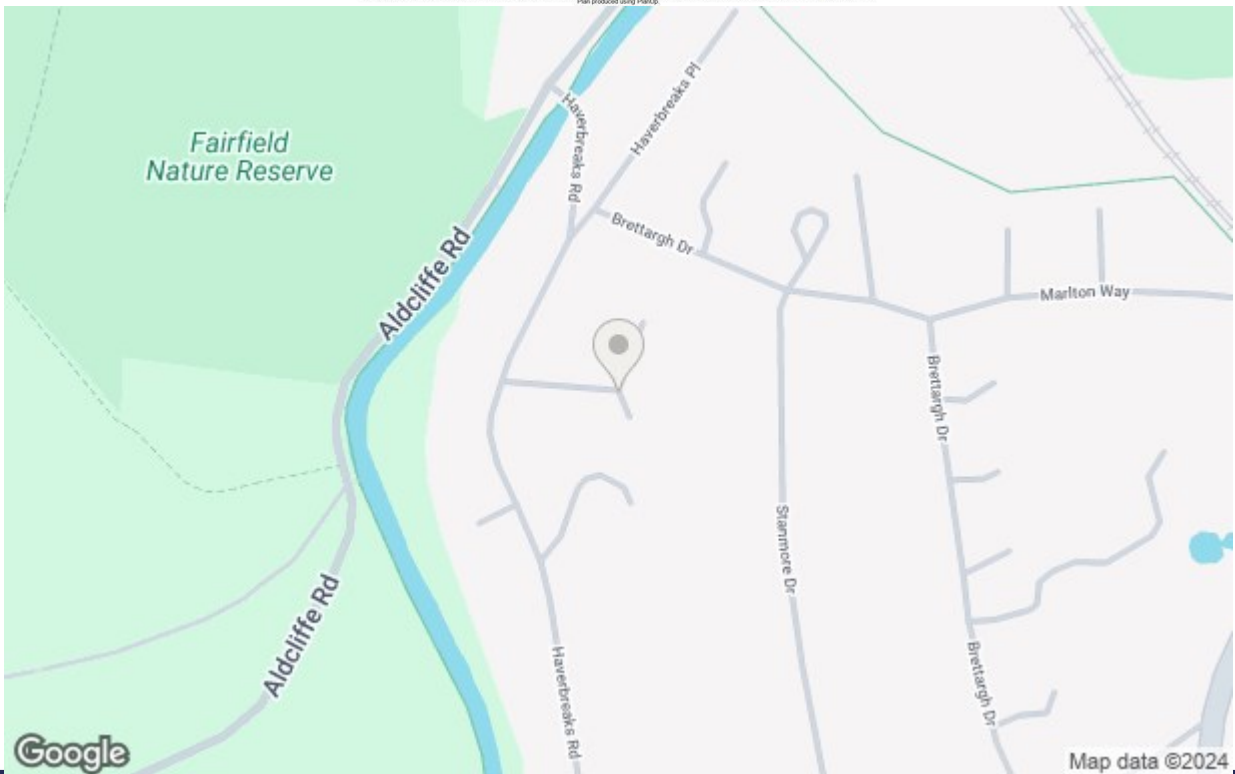
Get in touch today

01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	77
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			
		65	73
England & Wales EU Directive 2002/91/EC			