



15 Norton Road, Cabus

£350,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



01995 912777

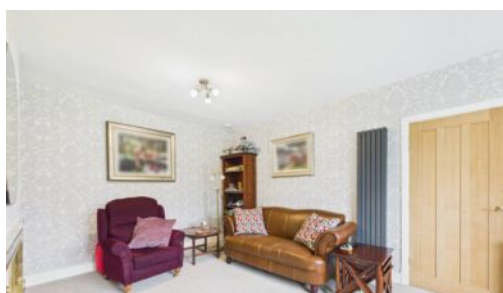


hello@sutcliffesales.co.uk

Set on the highly sought-after Norton Road in Cabus, this impressive three-bedroom detached true bungalow offers the perfect balance of peace, convenience and lifestyle. Just a short stroll or drive from Garstang's charming market town centre with its independent shops, cafés, supermarkets and weekly markets, yet moments from open countryside and riverside walks, it delivers the very best of rural and town living. Excellent road links to Preston, Lancaster and the M6 make commuting effortless, while nearby schools, health services and leisure facilities add day-to-day ease. The home itself provides spacious, single-level accommodation with three generous bedrooms, bright and airy living areas and private gardens to the front and rear, plus ample driveway parking and a Summer House with Lighting and Electric. Rarely do bungalows of this size and setting become available; with its combination of comfort, accessibility and unbeatable location, this Norton Road property is an outstanding opportunity for anyone seeking a forever home in one of Lancashire's most desirable spots.



- Three Bedrooms
- Detached Bungalow
- Walking Distance to Garstang High Street
- Perfect Location for Commuters
- Fantastic Public Transport Links
- Driveway Parking



Entrance Hallway

Upon entry you are greeted by an inviting entrance hallway, where tiled wood-effect flooring flows seamlessly underfoot and sets a warm yet contemporary tone. Feature grey radiators add a stylish modern touch while the layout provides direct access to all main living spaces, ensuring the home feels both welcoming and practical.

Living Room

A bright and generously proportioned living room offers the perfect space for relaxation or entertaining. A large front-facing window floods the room with natural light, while neutral décor and sleek finishes create a versatile backdrop for any style of furnishings. A living flame gas fire provides an elegant focal point, bringing warmth and ambience for cosy evenings at home.

Kitchen Diner

The kitchen diner has been lovingly improved by the current owner over recent years to create the perfect central hub of the home. The kitchen is fitted with a stylish range of cabinetry topped with contrasting work surfaces, while a central movable island provides additional storage and a raised breakfast bar for casual seating. Integrated appliances include: a hob, a microwave and an oven, and there is ample space for a freestanding fridge-freezer. A sleek wall-mounted vertical radiator adds both warmth and contemporary flair, whilst an extractor fan in the ceiling adds ventilation. The dining area is perfectly positioned in front of bi-fold rear doors, seamlessly connecting the indoors with the garden and flooding the space with natural light, ideal for everyday family living and effortless entertaining.

Utility Room

The utility room provides a practical and well-organised space, offering plumbing and housing for both a washing machine and a dryer. Fitted with base units, an extractor fan in ceiling and complementary worktop incorporating a sink with drainer, it is ideal for everyday laundry tasks and additional storage. A glazed door opens directly to the rear garden, allowing easy access for outdoor chores or airing laundry on warm days.

Reception Room

The reception room, currently used as a versatile living space, is of exceptional size and offers endless flexibility, ideal as a guest bedroom, home office, second sitting room, or hobby space. The room is well equipped with a range of electrical sockets and TV aerial access, making it perfect for modern living. Rear-facing bi-fold doors flood the space with natural light and open directly onto the garden, creating a seamless indoor-outdoor

Bedroom 1

Bedroom One is a generously proportioned principal room, beautifully appointed with a fitted wardrobe and drawer unit, two of which feature elegant mirrored fronts. A large front-facing window bathes the room in natural light, while a horizontal grey radiator beneath adds a modern touch. With ample space for additional furnishings and well-placed electrical sockets, this room provides both style and practicality, creating a peaceful retreat at the heart of the home.

Bedroom 2

Bedroom Two is another generously sized and versatile space, ideal as a comfortable double bedroom, guest room, or stylish home office. A side-elevation window provides plenty of natural light, creating a bright and welcoming atmosphere. For added convenience, the room also benefits from a private en-suite shower room, enhancing comfort and privacy for family or visiting guests.

En-Suite

The stylish en-suite is finished with floor-to-ceiling tiling for a sleek, contemporary look. It comprises a W/C with integrated sink above, a glass-enclosed shower, and a chrome heated towel rail for both comfort and convenience. A window provides natural light, while an extractor fan set into the ceiling ensures excellent ventilation.

Bedroom 3

Bedroom Three is a well-proportioned double room positioned to the front elevation of the home. A large front-facing window fills the space with natural light, while the neutral décor provides a versatile backdrop for a variety of furniture layouts, making it ideal as a comfortable bedroom, guest room, or dedicated home office.

Bathroom

The family bathroom is finished to a high standard and features a walk-in double shower, a contemporary wash basin, and a low-level W/C. A chrome heated towel rail adds both style and warmth, while a window opening to the utility room provides natural light and a ceiling-mounted extractor fan ensures effective ventilation. Thoughtfully designed, the room also offers potential to reconfigure the room to accommodate a bath, giving new owners the flexibility to adapt the layout to their lifestyle and preferences.

REAR GARDEN

The rear garden is of excellent size, offering a peaceful and private outdoor retreat. Beside the home, a beautifully finished raised Indian stone patio provides the perfect spot for alfresco dining and summer entertaining. Beyond, a neatly kept lawn is framed by established trees and mature hedgerows, creating a natural backdrop and a wonderful sense of seclusion. Set within the rear garden is a versatile Summer House, fully equipped with electricity and lighting, making it ideal for a variety of uses such as a home office, hobby studio, gym, or relaxing summer retreat. French doors from this space open directly to the garden, allowing natural light to pour in and creating a seamless indoor-outdoor connection.

FRONT GARDEN

The front garden is attractively set back from the roadside and framed by established hedgerows, providing both privacy and kerb appeal. A sweeping driveway gently slopes down to the property, offering ample off-road parking. The generous lawn is complemented by decorative stone borders, creating a neat and welcoming first impression. Gated side access leads conveniently to the rear garden, ensuring easy movement around the home.

DRIVEWAY

2 Parking Spaces

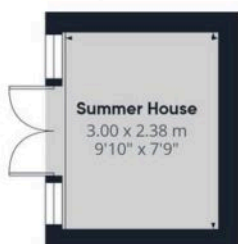








Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
105.3 m²
1134 ft²

(1) Excluding balconies and terraces

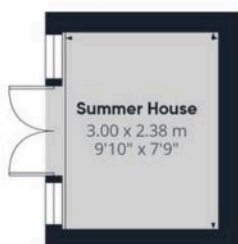
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