



Conder Brow, Carnforth, LA5 9XQ

£425,000

EXCELLENT VALUE FOR MONEY!!! we are proud to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Carnforth. The property is perfectly positioned alongside the tranquil Lancaster Canal, on a quiet cul-de-sac.



# 4 Conder Brow, Carnforth, LA5 9XQ

Property Perspective are delighted to be able to present to you this beautifully maintained and presented 4 bedroom detached house, situated in Carnforth. Benefiting from spacious, versatile living accommodation set over 2 floors, private landscaped rear garden and enviable corner plot position, alongside the scenic Lancaster canal.

The living accommodation briefly comprises of; lounge, dining area, kitchen, utility area, conservatory, WC/cloaks and office/bar (integral garage conversion). To the first floor, 4 spacious bedrooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6, being commutable within 5 minutes.

The property features a large array of solar panels, ensuring energy efficiency and sustainability. Additionally, it boasts a boarded loft, providing ample storage space for your needs, as well as a spacious, insulated garage.

## FREEHOLD

Council tax band - D

## GROUND FLOOR

### Lounge 14'3" x 11'5" (4.35m x 3.49m)

High quality wood effect luxury vinyl tile (LVT) laminate flooring with open aspect through to the dining area, gas fireplace, fitted with curtains and electric blind

### Dining Room 10'7" x 8'9" (3.25m x 2.67m)

High quality wood effect LVT flooring with patio doors leading through into the conservatory, fitted with blind

### Kitchen 11'8" x 8'9" (3.56m x 2.68m)

Tile flooring with access to the rear garden. A range of fitted kitchen units, Quartz worktops and integrated kitchen appliances, including oven, hob, hood, microwave and dishwasher

### Conservatory 9'9" x 14'2" (2.99m x 4.32m)

High quality wood flooring with patio doors leading to the garden and decking, fitted with blinds

### Utility area 5'11" x 9'4" (1.82m x 2.87m)

Tile flooring with access to the garage, integrated fridge-freezer, washing machine and tumble dryer

### Office/Bar 16'4" x 8'2" (5.00m x 2.51m)

Varnished OSB wood panel flooring, fitted with curtains and electric blind (integral garage conversion)

## FIRST FLOOR

### Bedroom 12'7" x 11'6" (3.84m x 3.53m)

Carpet flooring with window to the front elevation fitted with curtains and electric blind

### Bedroom 13'1" x 10'9" (4.00m x 3.28m)

Carpet flooring with window to the front elevation fitted with electric blind

### Bedroom 11'6" x 10'7" (3.53m x 3.24m)

Carpet flooring with window to the rear elevation (canal view) fitted with curtains and blind

### Bedroom 10'7" x 8'5" (3.25m x 2.58m)

Carpet flooring with window to the rear elevation (canal view) fitted with curtains and blind

## Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splashback screen, heated towel rail and tiled decor

## EXTERNAL

Beautifully presented and spacious rear garden, benefiting from a rural private aspect. Enclosed by panel fencing with gated access to canal towpath to rear and large secure parking to the side of the property with double fronted gated entrance. External to the property is a large composite decking area, accessible via the kitchen and conservatory patio doors. The property also has 2 external taps, and external power socket and a newly installed large garden shed. Enviable corner plot position to the foot of a cul-de-sac, with large driveway to the front of the property, capable of accommodating multiple vehicles leading to a spacious, insulated garage.





