



Carnforth

Offers Over £350,000

20 St. Austell Place, Carnforth, Lancashire, LA5 9TU

Welcome to this exceptional detached family home, offering a perfect blend of style, space, and functionality.

With four generously sized bedrooms, ample living accommodation, a delightful conservatory, and a dedicated home office entertainment room, this property is designed to cater to all your family's needs.

Quick Overview

- Extended Four Bedroom Detached House
- Three Reception Rooms
- Conservatory and Office/Entertainment Room
- Beautifully Presented
- Off Road Parking
- Popular Residential Location
- Enclosed Rear Garden
- Close to Local Amenities
- Great Transportation Links
- Ultrafast* Broadband Available



4



2



3



B



Ultrafast
Broadband



Off Street
Parking

Property Reference: C2383



Entrance Hall



Living Room



Utility Room



Kitchen

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park.

Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

St. Austell Place is conveniently located to nearby local amenities and is a short walk to the main route bus stop, the M6 Motorway and Carnforth Train Station are also within easy reach as is the Lancaster canal and Shore for lovely scenic walks.

Property Overview Step inside and be greeted by the warm and inviting atmosphere this lovely property has to offer. To the left, off the hallway there is a handy downstairs cloakroom and access leading to the spacious living areas.

The open-plan living dining room is stylish and flows into the conservatory which is a true highlight of this home, providing a tranquil space to relax. Whether you're sipping your morning coffee or hosting a dinner party, this light-filled room overlooking the garden will be your favourite spot in the house.

The heart of the home is the well-planned kitchen with a range of wall and base units and beautiful butcherblock worktops. Built in appliances include an electric tower oven and gas hob with space for a dishwasher and freestanding American style fridge freezer.

Head through from the kitchen into the home office and entertainment room, this versatile room offers endless possibilities. Whether you need a quiet workspace, a cozy reading nook, or a place to relax and watch your favourite movies, this room has you covered.

Access from here leads into an incredibly useful utility room. This dedicated space offers practicality and organization, allowing you to keep your living areas clutter-free. It provides the ideal location for laundry facilities, additional storage, and a discreet area for household chores, ensuring your living spaces remain pristine.

Heading upstairs you will find four bedrooms, bedroom one and two, both doubles, have the benefit of built-in wardrobes keeping your rooms a tranquil and clutter-free retreat. Bedroom three is to the rear and is a small double overlooking the garden and bedroom four positioned at the front, is a versatile space that could serve as a spacious single bedroom, a home office or a dressing room, depending on your needs.



Living/Dining Room



Kitchen



Bedroom One



Bedroom Two



Shower Room



Bedroom Four

The modern shower room on the first floor is bright and light with walk in rainfall shower unit, vanity wc and handwash basin unit.

Located in a sought-after neighbourhood, this property offers convenient access to local amenities, schools, and transport links. Don't miss the opportunity to make this stunning family home your own.

Outside Outside to the rear, the property boasts a beautiful garden with mature trees and a quaint summer house, a lovely space for outdoor gatherings, family activities, enjoying the fresh air and create lasting memories.

Parking There is ample off street parking available on the driveway for several vehicles.

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street, turning right at the traffic lights on to Lancaster Road. Follow the road through Carnforth, to a mini roundabout and turn right into Longfield Drive. Take the first right into St Austell Place and take your next right, where the property is situated on the left hand side.

What3words ///firepower.unfounded.nightfall

Accommodation with approximate dimensions

Kitchen 11' 3" x 8' 7" (3.43m x 2.62m)

Living Room 21' 7" x 13' 3" (6.58m x 4.04m)

Conservatory 17' 5" x 10' 4" (5.31m x 3.15m)

Office/Entertainment Room 19' 5" x 11' 3" (5.92m x 3.43m)

Utility Room 8' 9" x 7' 8" (2.67m x 2.34m)

Garage 7' 6" x 7' 8" (2.29m x 2.34m)

Bedroom One 11' 5" x 9' 10" (3.48m x 3m)

Bedroom Two 9' 2" x 8' 5" (2.79m x 2.57m)

Bedroom Three 8' 8" x 6' 6" (2.64m x 1.98m)

Bedroom Four 9' 9" x 6' 0" (2.97m x 1.83m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band D.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Conservatory



Office/Entertainment Room



Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



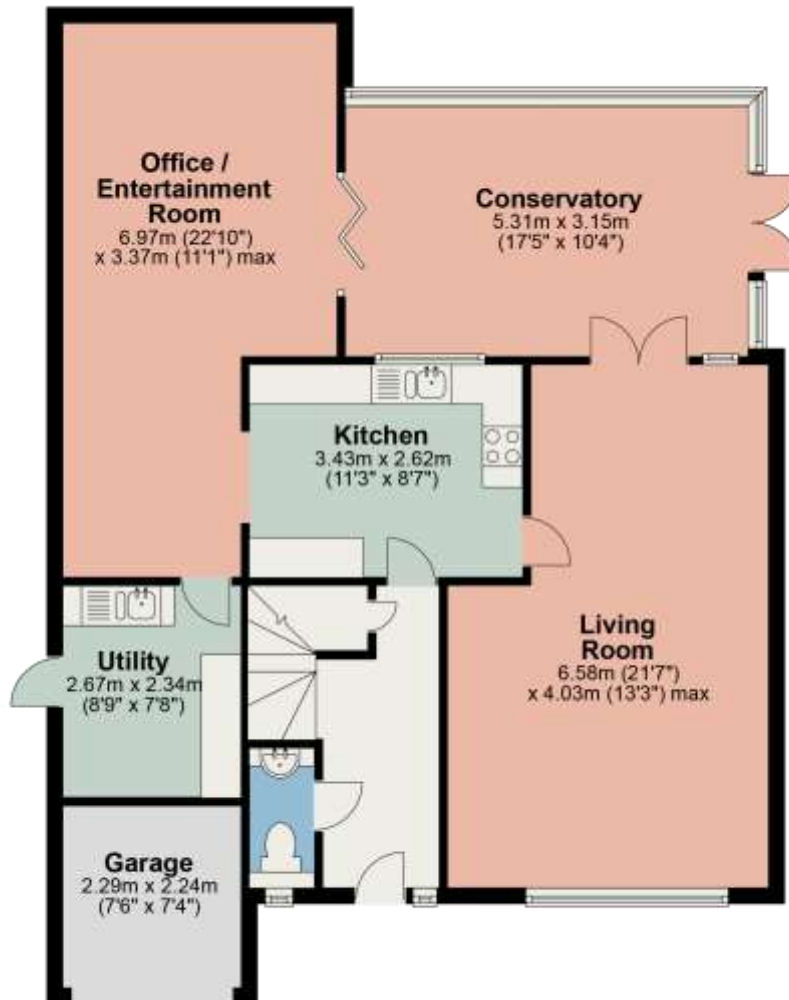
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2383

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 15/02/2024.

Request a Viewing Online or Call 01524 737727