



Carnforth

£265,000

117 Redruth Drive, Carnforth, Lancashire, LA5 9TT

Beautifully presented spacious family home. This fantastic three bedroom semi-detached property has plenty of space for any growing family. With generous living areas including a spacious living room, dining kitchen and conservatory. The added bonus is an attached Garage, which has been converted into a home gym. Viewers will not be disappointed with what this fantastic home has to offer. EPC Band C.

Quick Overview

- Semi-Detached Family Home
- Three Good Sized Bedrooms
- Generous Living Spaces
- Spacious Rear Garden
- Attached Converted Garage/Office/Gym
- Ample Off Road Parking
- Conservatory Overlooking The Garden
- Primary & Secondary Schools Nearby
- Close To Local Amenities
- Ultrafast Broadband Available



3



2



1



C



Ultrafast
Broadband*



Off Street Parking

Property Reference: C2409



Living Room



Kitchen Diner



Kitchen Diner



Conservatory

Location From the Hackney & Leigh Office, proceed up Market Street and turn right at the traffic lights, proceed out of Camforth centre on the A6 south, at the mini roundabout, take the turning down Longfield Drive, take the second turning on your right into Redruth Drive and then continue for approximately a quarter of a mile, taking the last right running. The property is situated on the left hand side and can be located by our For Sale sign.

Property Overview Welcome to this beautifully designed property, where modern decor greets you in the welcoming entrance hall. As you step in, to the right, you'll find the inviting family living room, centered around a modern gas fire that creates a warm and cozy focal point. This room is perfect for family gatherings or relaxing evenings.

Continuing down the hallway, you'll discover a convenient cloakroom fitted with a low-level W.C. and a hand wash basin. Adjacent to it, a useful storage cupboard offers additional space for your belongings. Further along is the spacious kitchen diner, featuring a range of sleek wall and base units, complemented by stylish work surfaces. The kitchen is well-equipped with an integrated oven and hob, extractor hood, and offers space for a dishwasher and plumbing for a washing machine. The ample room in the kitchen diner allows for a large table, making it an ideal spot for family meals.

From the kitchen, step into the inviting conservatory, a bright and airy space that leads out to the patio and garden. It's a wonderful area to enjoy the summer months, whether you're relaxing with a book or hosting a barbecue.

Ascending the stairs to the first floor, the front-facing principal bedroom awaits. This generously proportioned double bedroom is flooded with natural light from two double glazed windows. With ample space for a king-size bed, wardrobes, and additional furniture, it offers a tranquil retreat. There are two more bedrooms on this floor, with the third being versatile enough for a child's room or a home office for remote work.

The house bathroom is elegantly fitted with a white three-piece suite, comprising a bath with shower over, vanity unit, and low-level W.C., ensuring comfort and style.



IMG_4329-HDR



Kitchen Diner



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

The garage has been thoughtfully converted into a spacious office/gym/workshop area. Complete with PVCu double glazed windows, a radiator, light, and power, this versatile space also features a drop-down ladder leading to a loft storage area. A separate W.C. and wash hand basin add to its functionality, making it a perfect home office or hobby space. Depending on your needs, it can easily be reverted back into a garage.

Outside, the property offers a block-paved driveway at the front, providing ample parking for several cars. A gate to the side leads to the rear garden, which is both spacious and secure. The garden boasts an astro turf lawn, well-planted flower beds, and a paved patio area, creating the perfect setting for outdoor entertainment with family and friends.

Don't miss the opportunity to make this stunning property your new home!

[What3words](#) ///maddening.gain.husbands

Accommodation with approximate dimensions

Living Room 14' 7" x 13' 4" (4.44m x 4.06m)

Kitchen 14' 6" x 10' 2" (4.42m x 3.1m)

Conservatory 9' 10" x 7' 4" (3m x 2.24m)

Bedroom One 14' 7" x 13' 6" (4.44m x 4.11m)

Bedroom Two 10' 5" x 8' 5" (3.18m x 2.57m)

Bedroom Three 9' 11" x 5' 10" (3.02m x 1.78m)

Converted Garage/Office/Home Gym 16' 11" x 8' 5" (5.16m x 2.57m)

Property Information

Services Mains gas, water and electricity.

Council Tax Lancaster City Council - Band C

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



Bedroom One



Garden



Garden



Ordnance Survey Ref: 00980975

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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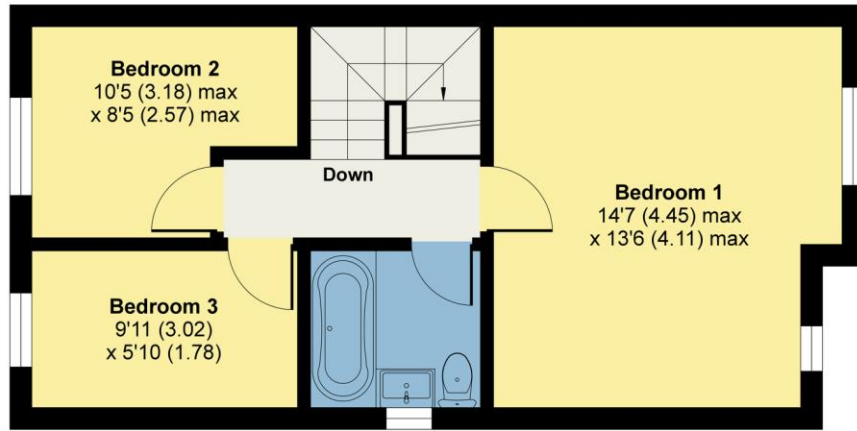
Redruth Drive, Carnforth, LA5

Approximate Area = 963 sq ft / 89 sq m

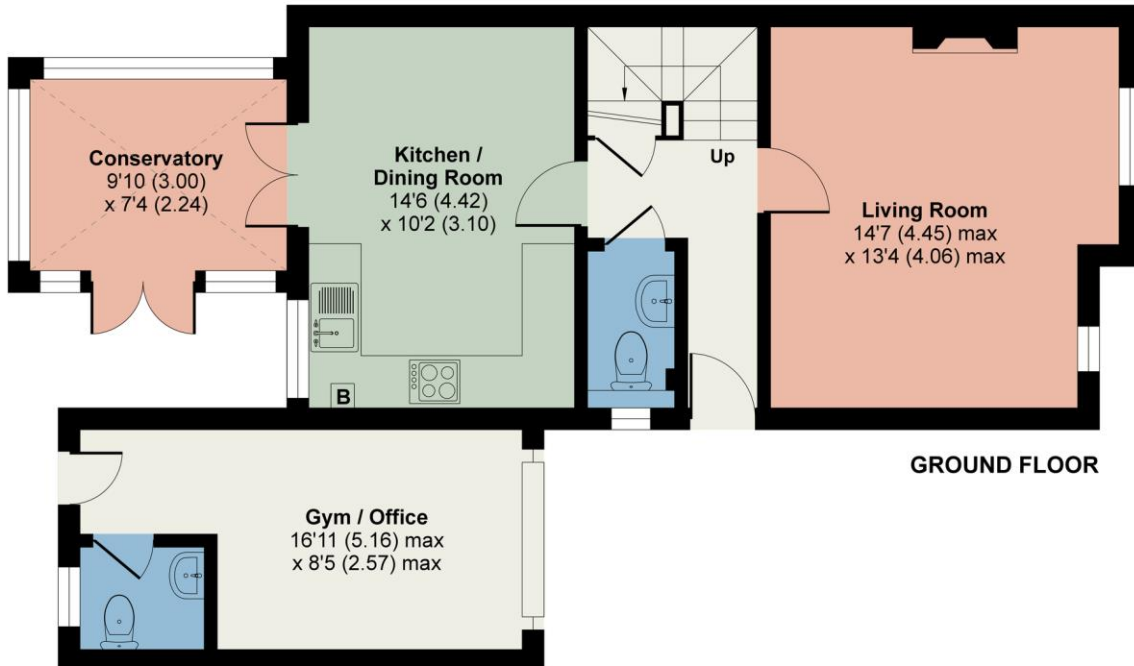
Outbuilding = 142 sq ft / 13 sq m

Total = 1105 sq ft / 102 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hackney & Leigh. REF: 783856

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