



# Carnforth

£375,000

Sunnymead, Crag Bank Road, Carnforth, Lancashire, LA5 9JN

Nestled in the sought-after Crag Bank area of Carnforth, Sunnymead is a wonderful family home offering spacious and well-balanced living throughout. Ideally positioned within walking distance of local shops, amenities, and transport links, whilst being situated in a quiet residential setting.

Sunnymead 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 Lancaster Canal and the shore for lovely scenic walks.

Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors' surgery, pharmacies, schools, supermarkets.

## Quick Overview

- Perfect Family Home in Carnforth
- Well-Maintained Front and Rear Garden's
- Ample Off Street Parking and Garage
- Quiet Residential Location
- Modern Kitchen with Separate Utility
- Four Generously Proportioned Bedrooms
- Two Reception Rooms
- Close to Local Shops and Amenities
- Nearby Bus, Rail and M6 Links
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2496



Sunnymead



Snug



Living Room



Downstairs W.C.

Step into the welcoming entrance hall and immediately appreciate the home's timeless charm and character, complemented by the convenience of a downstairs WC.

To your right, you'll find two bright and airy reception rooms, both featuring front-facing outlooks and elegant focal gas fires, allowing for plenty of natural light to fill the space.

Moving through, the property has been well-maintained by the current owners, resulting in a modern kitchen-dining room. This impressive space is bathed in natural light from four large windows and showcases sleek, handleless cabinetry alongside a range of integrated appliances, including a gas hob, oven, and under-counter fridge. The room also offers direct access to the garden, seamlessly blending indoor and outdoor living.

For added practicality, a separate utility room is located just off the kitchen, providing additional worktop space and plumbing for both a washing machine and dryer.

Continue up to the first floor, where you'll find four well-proportioned bedrooms, each thoughtfully designed for comfort and practicality.

Bedroom one overlooks the rear of the property and serves as a peaceful retreat with ample space for all your furniture needs. Bedrooms two and three are generously sized doubles, while bedroom four is a larger than average single, complete with built-in storage.

Completing this floor is the stylish main bathroom, featuring a modern three-piece suite, including a toilet, pedestal sink, and a bath with a waterfall shower head and additional handheld attachment. The space is beautifully finished with aqua panelling and complementary flooring.

Externally, this charming property is set on a delightful plot, boasting well-proportioned front and rear gardens.

At the front, you'll find ample off-street parking along with a detached garage, while the garden is bordered by mature shrubs, providing added privacy.

Follow the pathway around to the rear garden, where steps lead up to a beautifully maintained lawn. This private outdoor space is enhanced by a vibrant array of flowers, trees, and shrubs, creating a peaceful and picturesque setting.

#### Accommodation with approximate dimensions

Entrance Hall

Downstairs W.C.

Living Room 14' 1" x 11' 11" (4.29m x 3.63m)

Snug 14' 1" x 11' 2" (4.29m x 3.4m)

Kitchen Diner 15' 7" x 14' 1" (4.75m x 4.29m)



Kitchen Diner



Kitchen Diner



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Utility 9' 1" x 6' 3" (2.77m x 1.91m)

Bedroom One 15' 4" x 15' 3" (4.67m x 4.65m)

Bedroom Two 14' 1" x 11' 11" (4.29m x 3.63m)

Bedroom Three 14' 1" x 11' 1" (4.29m x 3.38m)

Bedroom Four 14' 8" x 6' 3" (4.47m x 1.91m)

Bathroom

Garage 16' 10" x 10' 5" (5.13m x 3.18m)

### Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions From the Hackney & Leigh Office, proceed up Market Street and turn right at the traffic lights, proceed out of Carnforth 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, continue until the first bend where you will take a right turn and find Sunnymead located on your right hand side.

What3Words ///query.acclaimed.squish

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Sunnymead



Garden



Garden

Request a Viewing Online or Call 01524 737727

# Meet the Team

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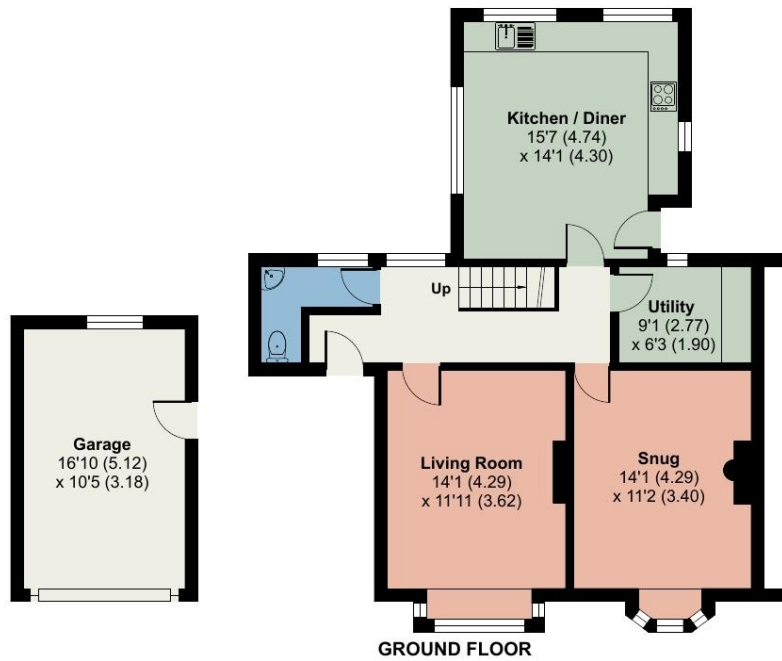
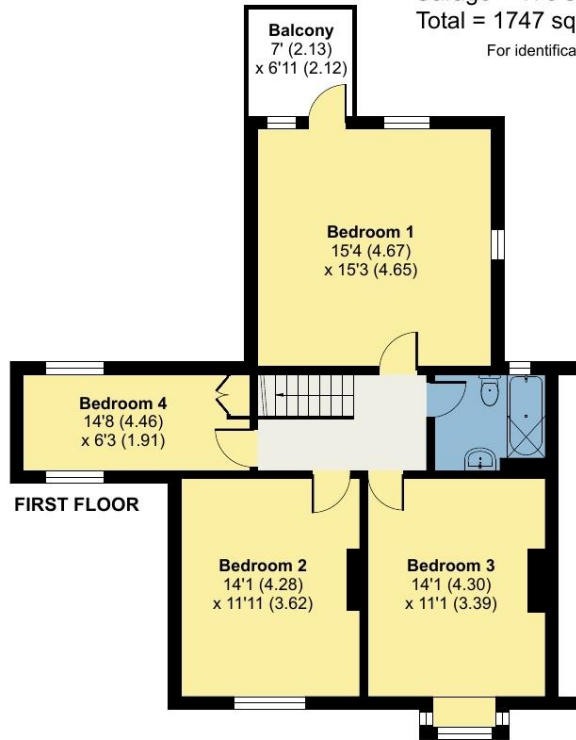
# Crag Bank Road, Carnforth, LA5

Approximate Area = 1571 sq ft / 145.9 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1747 sq ft / 162.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1253666

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