



Warton

£325,000

34 Newcroft, Warton, Lancashire, LA5 9QB

Situated on a generous plot within a peaceful cul-de-sac in the popular village of Warton, 34 Newcroft is a beautifully presented dormer bungalow, offered in move-in ready condition.

The tranquil village of Warton lies just moments from the stunning Warton Crag nature reserve, offering a wide range of scenic walks right on your doorstep. The village boasts a vibrant and welcoming community, with two well-loved pubs, a local brewery, and a highly regarded primary school.

This sought-after location also benefits from excellent access to the nearby market town of Carnforth, which offers a variety of everyday amenities including shops, supermarkets, a secondary school, GP and dental practices, as well as a convenient West Coast mainline railway station. Road links are equally strong, with the M6 motorway just minutes away, making this an ideal spot for commuters and families alike.

Quick Overview

Three/Four Bedroom Dormer Bungalow
Well-Proportioned Living Space Throughout
Perfect Family Home
Cul-De-Sac Location in Warton Village
Array of Picturesque Walks on your Doorstep
Ample Off Street Parking and Detached Garage
Fantastic Front, Side and Rear Garden's
Close to a Well Regarded Primary School
Nearby Bus, Rail and M6 Links
Ultrafast Broadband Available*



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Ultrafast
Broadband



Drive way &
Garage

Property Reference: C2553



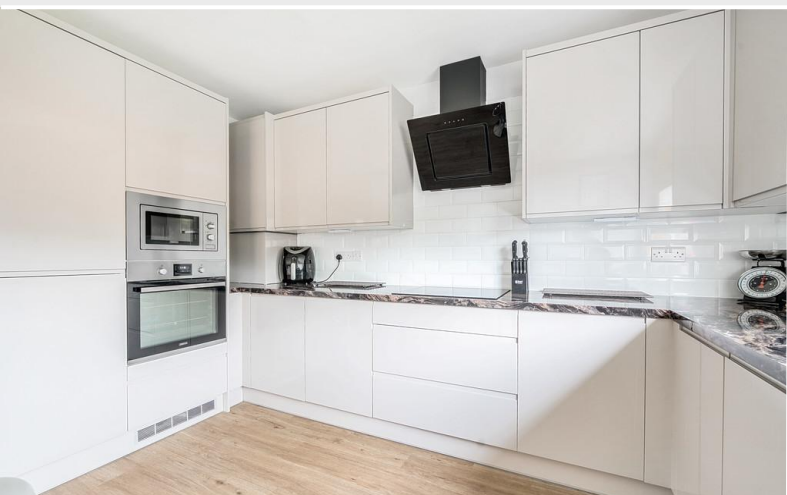
Living Room/Bedroom



Living Room/Bedroom



Kitchen/Dining Room



Kitchen/Dining Room

Step inside and immediately appreciate the neutral, modern décor and spacious layout that runs throughout the home. To your right, you'll find one of the three generously sized double bedrooms, along with a bright and versatile living room. With its attractive bay window filling the space with natural light and offering a pleasant front outlook, this room could easily be repurposed as a fourth bedroom if desired.

Continuing down the hallway, you'll come to the first of two stylish bathrooms, fitted with a contemporary three-piece suite comprising a WC, pedestal sink, and a bath with overhead shower. Grey tiled walls and sleek chrome fixtures complete the elegant look.

Positioned perfectly at the rear of the property is the stunning open-plan kitchen, dining, and living area - an ideal space for entertaining. Patio doors provide seamless access to the rear garden, perfect for indoor-outdoor living during the warmer months.

The kitchen is well-appointed with sleek handleless gloss cabinetry, complementary worktops, and a range of integrated appliances including a fridge, freezer, induction hob, oven, and microwave. A composite one-and-a-half sink and a stylish breakfast bar enhance both function and design. There is also ample space for additional furnishings and a convenient storage cupboard.

Head upstairs to find a spacious landing complete with Velux window - ideal for use as a reading nook or home office. Bedroom one enjoys scenic views of Warton Crag, while both upstairs bedrooms benefit from useful under-eaves storage. Completing the first floor is a modern shower room featuring a walk-in shower, WC, and vanity sink, finished with aqua panel surrounds.

Externally, the property boasts a low-maintenance, gated tarmac driveway providing ample off-road parking for multiple vehicles, along with the added benefit of a detached garage. Positioned on a generous corner plot, the home features front, side and rear gardens.

To the rear, you'll find a private and enclosed garden, complete with a well-kept lawn, flower borders, and a paved patio area - perfectly suited for outdoor dining or relaxing in the sun. Whilst the expansive side garden offers a large lawned area surrounded by mature shrubs and a variety of fruit trees.



Kitchen/Dining Room



Bedroom One



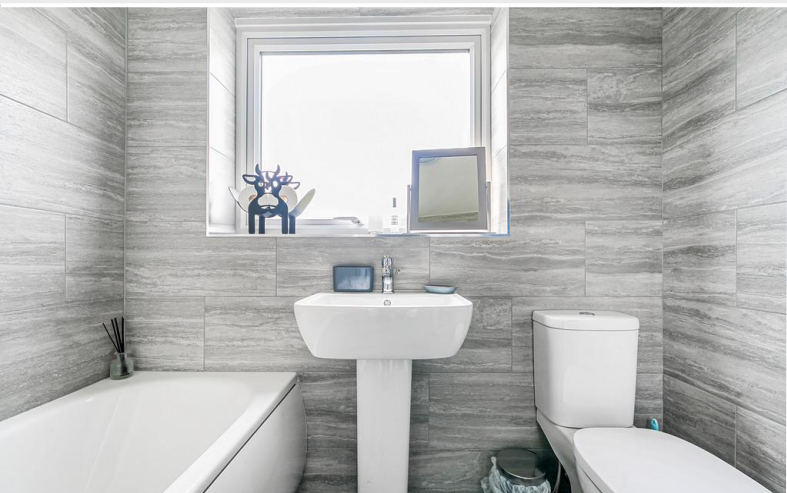
First Floor Shower Room



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions

Living Room/Bedroom Four 15' 9" x 11' 4" (4.8m x 3.45m)

Kitchen 12' 0" x 9' 3" (3.66m x 2.82m)

Dining Room 11' 10" x 11' 4" (3.61m x 3.45m)

Ground Floor Bathroom

Bedroom One 12' 7" x 10' 6" (3.84m x 3.2m)

Bedroom Two 9' 10" x 9' 10" (3m x 3m)

Bedroom Three 10' 11" x 8' 11" (3.33m x 2.72m)

First Floor Shower Room

Garage 21' 6" x 16' 2" (6.55m x 4.93m)

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

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first right and follow the road round and take your second right where the property is located on the left hand side.

What3Words ///remains.overgrown.slang

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Rear Garden



Side Garden



Side Garden



34 Newcroft

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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
jothompson@hackney-leigh.co.uk



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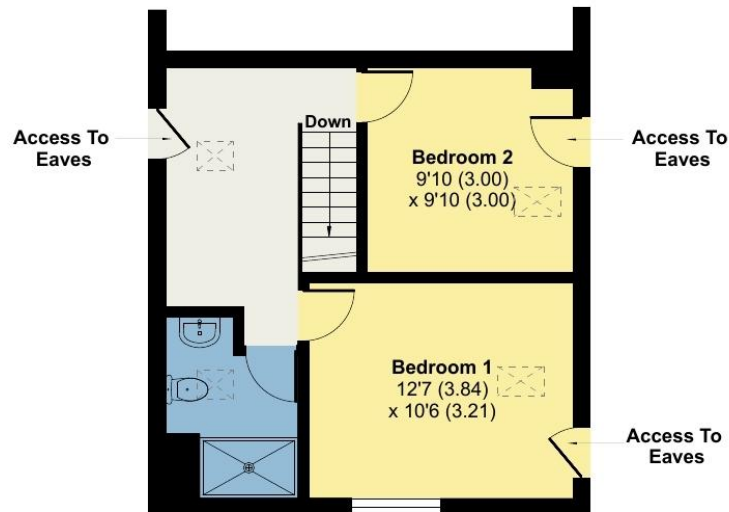
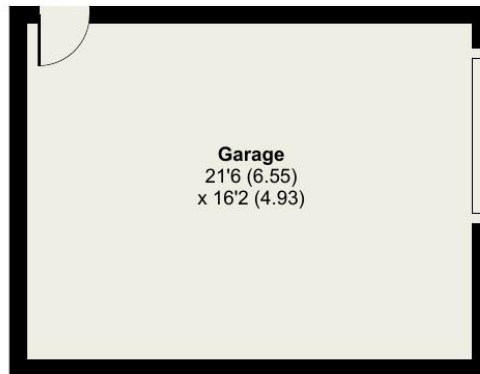
Newcroft, Warton, Carnforth, LA5

Approximate Area = 1069 sq ft / 99.3 sq m

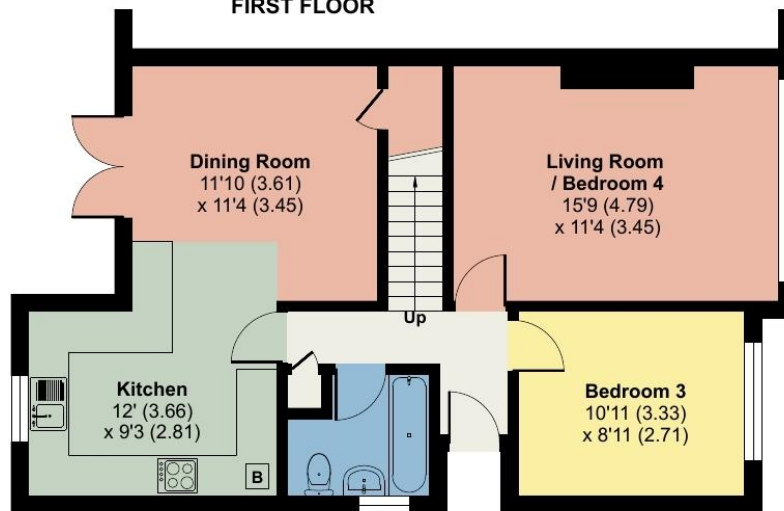
Garage = 348 sq ft / 32.3 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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