



Warton

£365,000

17 Moss Bank Place, Warton, Carnforth, LA5 9RG

Welcome to 17 Moss Bank Place, a beautifully appointed, contemporary 3-bedroom new build home, perfect for modern family living. Boasting high-quality finishes, an open-plan layout, and fantastic indoor-outdoor flow, this property offers both style and substance. Set in a peaceful cul-de-sac in the charming village of Warton, it's an ideal choice for families seeking space, convenience, and comfort in equal measure.

Quick Overview

- Modern Family Home
- Stylish Open-Plan Living Area
- Contemporary Kitchen with Integrated Appliances
- Three Generous Double Bedrooms
- Luxury Family Bathroom
- Easy to Maintain Garden
- Desirable Village Location
- Versatile Outbuilding
- Off Road Parking & Garage
- Superfast Broadband Available



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Superfast
Broadband



Off Road Parking
& Garage

Property Reference: C2587



Downstairs WC



Living Room



Kitchen



Kitchen

Warton offers a wonderful sense of community, with local shops, highly regarded schools, traditional pubs and scenic countryside walks all close by. Its excellent transport links make it ideal for commuters, with easy access to the M6 Motorway.

Step inside and you're greeted by a welcoming hallway that immediately sets the tone for the rest of the home. To the left, a convenient WC adds practicality, before leading through to the stunning open-plan Living Room/Kitchen – the heart of the home. The living area is light and airy with a front aspect window, stylish panelled feature wall, and a useful pantry-style storage cupboard.

The kitchen is a standout feature – a sleek and modern space with grey gloss wall and base units, complete with a range of integrated appliances including an oven, microwave, coffee machine, wine fridge, full-size fridge/freezer, dishwasher, induction hob and extractor. The central island is perfect for entertaining or family life, with a 1.5 sink, dual setting tap for ease, integrated drainage and a breakfast bar for casual dining. Bifold doors open onto the rear garden, flooding the space with natural light, while a door offers convenient internal access to the garage.

Upstairs, you'll find three generously sized double bedrooms, each offering a comfortable and inviting space for rest and relaxation. The principal bedroom features a sleek and modern ensuite, complete with a walk-in shower, vanity sink, and WC. Bedroom two is a bright and spacious double room, while bedroom three also accommodates a double bed and enjoys views over the rear garden – ideal for use as a child's room, guest room or home office. The stylish family bathroom includes a freestanding bath, separate shower cubicle, vanity unit, WC, and a contemporary ladder radiator.

Outside, the home continues to impress with a spacious, low-maintenance rear garden featuring a patio area perfect for outdoor dining, a lawned space for children or pets to enjoy, and a versatile outbuilding currently used as a gym/home office. The property also includes a garage with both front and internal kitchen access, and a driveway providing off-road parking for multiple vehicles.

Accommodation with approximate dimensions



Kitchen



Bedroom One



En-Suite



Bedroom Two



Bedroom Three



Family Bathroom

Entrance Hall 5' 1" x 12' 4" (1.55m x 3.76m)

Downstairs WC 3' 3" x 5' 7" (0.99m x 1.7m)

Living Room 12' 1" x 13' 9" (3.68m x 4.19m)

Kitchen 15' 8" x 9' 2" (4.78m x 2.79m)

First Floor

Bedroom One 9' 10" x 12' 2" (3m x 3.71m)

En-Suite 9' 10" x 4' 6" (3m x 1.37m)

Bedroom Two 15' 5" x 9' 8" (4.7m x 2.95m)

Bedroom Three 8' 10" x 13' 4" (2.69m x 4.06m)

Family Bathroom 8' 9" x 6' 7" (2.67m x 2.01m)

Garage 10' 3" x 17' 8" (3.12m x 5.38m)

External Gym/Home Office

11' 2" x 13' 10" (3.4m x 4.22m)

Property Information

Tenure Freehold (Vacant possession upon completion). The Estate is managed by Trinity Estates who maintain all communal areas, there is a charge of approximately £56pcm which can be paid monthly or quarterly.

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

Energy Performance Certificate 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 onto Warton Road and continue straight until you reach 'The Nib' pub on your right. Once you reach 'The Nib', turn right onto Moss Bank Place and number 17 is at the end.

What3Words ///final.irritable.overhead

Viewings Strictly by appointment with Hackney & Leigh.



Family Bathroom



Garden



Gym/Home Office



Gym/Home Office

Meet the Team

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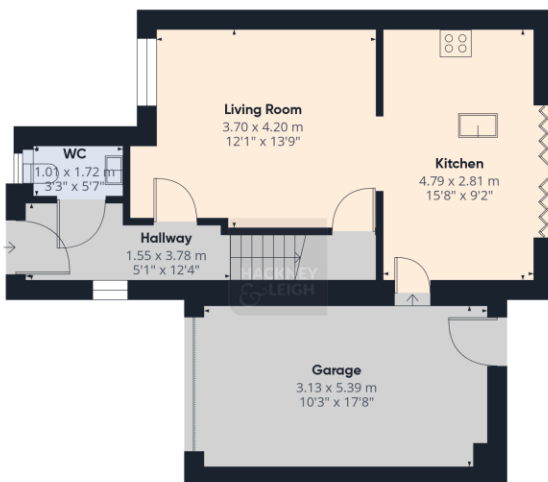


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Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m
120.7 m²
1299 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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