



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£385,000 Freehold

A deceptively spacious four-bedroom detached home in the heart of Forton, offering elegant design, generous living space, and a versatile layout. With driveway parking, landscaped gardens, and no onward chain, this impressive property combines modern comfort with village charm.

- A four bedroom executive detached
- Spacious living accommodation
- Garden Room
- Ample off road parking
- Early viewing advised
- No Onward Chain

Step inside what is, in our opinion, a truly fabulous four-bedroom detached family home, ideally positioned in the heart of the highly desirable village of Forton. Offered with no onward chain, this property is one that effortlessly combines elegance, practicality, and space, with a layout designed to complement modern family living. From the moment you arrive, the property makes a wonderful first impression. A generous driveway provides ample parking for several vehicles, framed by an attractive front garden with established trees and shrubs that add a sense of maturity and charm. The integral garage offers both convenience and additional storage, with access directly into the home via the utility room.

Upon entering, a spacious and welcoming hallway immediately sets the tone for what is to come. The sense of scale is striking, and it quickly becomes apparent that each room has been thoughtfully planned to offer a harmonious balance of light and proportion. The living room, positioned to the front of the home, features an elegant bay window that fills the space with natural light. This is a refined yet comfortable room, ideal for relaxing evenings or entertaining family and friends.

From here, double solid oak doors open through to a second reception room that could serve as a formal dining room, snug, or family space. The versatility of this area is one of the many strengths of the property. Beyond this lies the beautifully appointed garden room. Built at the time the property was, in 2009. There is a solid roof and French doors opening onto the garden, creating a tranquil spot to enjoy throughout the seasons.

The kitchen is both stylish and functional, fitted with light oak shaker-style cabinetry complemented by marble-effect worktops. Integrated appliances include a high-level oven, combination microwave, dishwasher, and a gas hob with extractor hood. There is ample space for an American-style fridge freezer within custom-built cabinetry, and the layout offers potential for reconfiguration to create a stunning open-plan kitchen-dining space if desired. The adjoining utility room provides further storage and workspace, with plumbing for laundry appliances and doors leading to both the garage and rear garden. Completing the ground floor accommodation are a convenient cloakroom and a versatile home office, perfect for remote working or as a playroom or hobby space.

The first floor continues to impress, with a spacious landing that offers loft access and a large double storage cupboard which also houses the pressurised water tank. There are four well-proportioned bedrooms, each designed with comfort and practicality in mind. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed four-piece family bathroom.

Externally, the rear garden offers both privacy and ease of maintenance, featuring a combination of lawn and patio areas ideal for outdoor dining, entertaining, or simple relaxation.

Forton itself is a charming and well-connected village, situated between Lancaster, Garstang, and the Forest of Bowland Area of Outstanding Natural Beauty. It offers the perfect blend of rural tranquility and accessibility, with excellent local amenities, highly regarded schools, and a welcoming community atmosphere. The surrounding countryside provides endless opportunities for walking, cycling, and exploring, while transport links via the A6 and M6 make commuting to nearby towns and cities exceptionally convenient.

This property is, quite simply, larger and more impressive than first appearances might suggest. It offers generous accommodation, an intelligent design, and a desirable location — all with the added benefit of being offered with no onward chain.

An early viewing is highly recommended to fully appreciate the scale, quality, and lifestyle this exceptional Forton home provides.

Council Tax Band: F (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

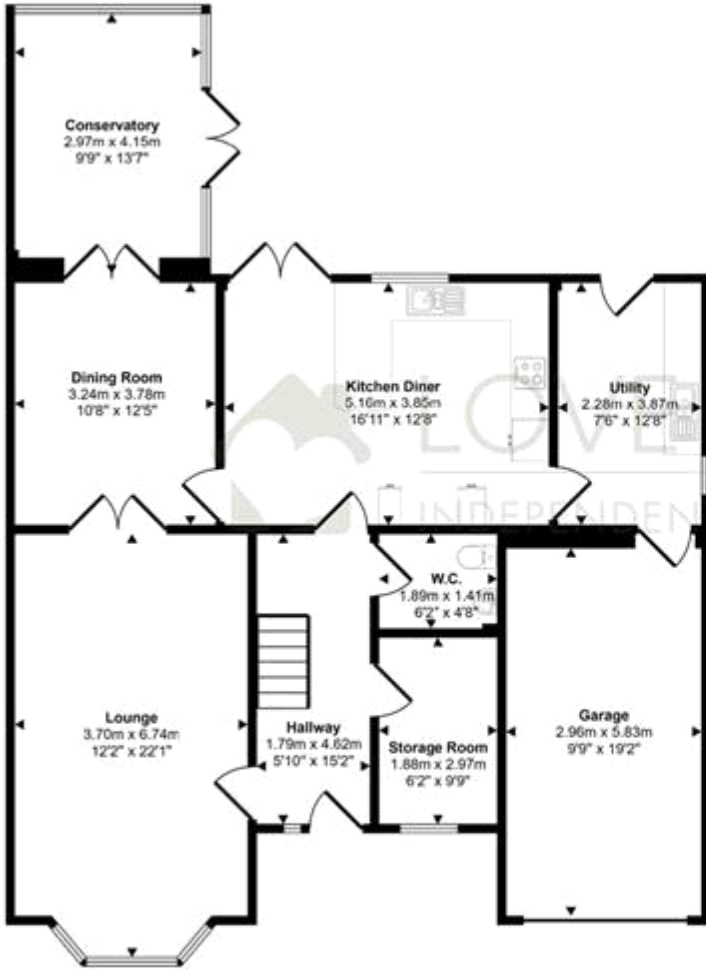
Broadband: None



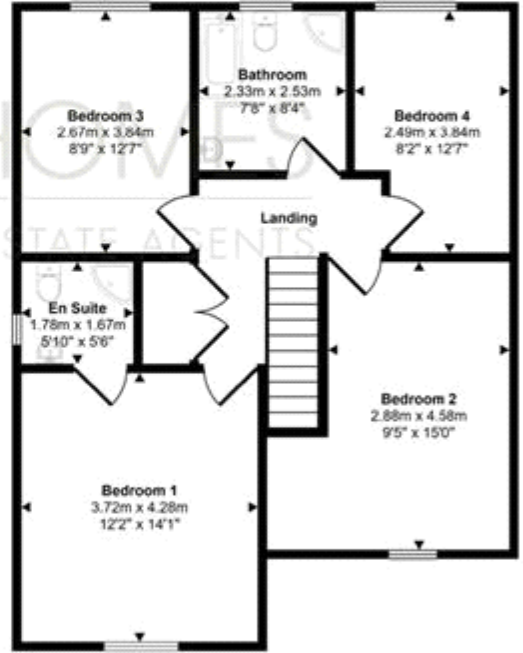




Approx Gross Internal Area
189 sq m / 2037 sq ft



Ground Floor
Approx 117 sq m / 1260 sq ft



First Floor
Approx 72 sq m / 777 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | 79 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.