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ESTATE AGENTS

9 Rectory Gardens, Cockerham,  
Lancaster, LA2 0ED

9, Rectory Gardens, Cockerham, Lancaster

## The property at a glance 4 3 1

- Impressive Detached Bungalow
- Renovated To A High Standard Throughout
- Four Bedrooms, Two En-Suite Shower Rooms
- Stylish Kitchen Diner
- Three Piece Family Bathroom
- Ample Parking & Detached Garage
- Sought After Location
- Tenure: Freehold
- Property Band: D
- EPC: E

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**£485,000**

# Get to know the property



Nestled in the charming village of Cockerham, Lancaster, this stunning detached bungalow on Rectory Gardens offers a perfect blend of modern living and tranquil surroundings. Recently fully renovated to an exceptional standard, this property boasts four spacious bedrooms and three well-appointed bathrooms, two of which feature en-suite facilities, providing ample space and privacy for family and guests alike.

The heart of the home is undoubtedly the beautiful contemporary kitchen, designed with both style and functionality in mind. It is ideal for those who enjoy cooking and entertaining, making it a delightful space for family gatherings or social occasions. The layout flows seamlessly into the living areas, creating a warm and inviting atmosphere.

Surrounding the bungalow is a generous wrap-around garden, perfect for outdoor relaxation and enjoyment. Whether you wish to host summer barbecues, cultivate a garden, or simply unwind in the fresh air, this outdoor space offers endless possibilities.

Located in a sought-after area, this property not only provides a peaceful retreat but also benefits from the convenience of local amenities and transport links. Cockerham is known for its picturesque scenery and community spirit, making it an ideal place to call home.

This exceptional bungalow is a rare find and is sure to attract interest from discerning buyers seeking a modern, spacious, and beautifully finished home in a desirable location. Do not miss the opportunity to make this splendid property your own.

For further information, please contact the office at your earliest convenience.





### Hall

UPVC double glazing, UPVC double glazed door, central heating radiator, smoke alarm, loft access, coving, tiled floor doors to bedroom 1, hallway, reception room, bedroom 3, bathroom and kitchen.

### Reception Room 1

3 x UPVC double glazed windows, French doors to rear, central heating radiator, coving, electric fire with marble hearth and wood surround.

### Kitchen

UPVC double glazed window, 20 x spot light points, shaker style wall and base units, marble resin worktop, composite sink with mixer tap, marble resin splash back, range cooker, 5 ring gas hob, 3 x electric oven. Built in fridge, freezer, dishwasher + washer/dryer, tile floor.

### Bathroom

UPVC frost glass window, 5 x spot light points, extractor fan, Worcester combi boiler, cent heating towel radiator, marble effect stone splash back, dual flush WC, pedestal wash basin with mixer tap, P- Shaped panelled bath with mixer waterfall tap, tiled floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, built in wardrobe, coving, door to en-suite.

### En-Suite

UPVC double glazed window, central heating towel radiator, half tiling to complement, extractor fan, corner waterfall main feed shower, pedestal mixer wash basin, dual flush WC, tiled floor.

### Bedroom 2

UPVC double glazed window, central heating radiator, coving, UPVC door to front, door to en-suite.

### En-Suite

Extractor fan, central heating towel rail, half tiled to complement, corner waterfall main feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled floor.

### Bedroom 3

UPVC double glazed window, central heating radiator.

### Bedroom 4

UPVC double glazed window, central heating radiator.

### Hallway

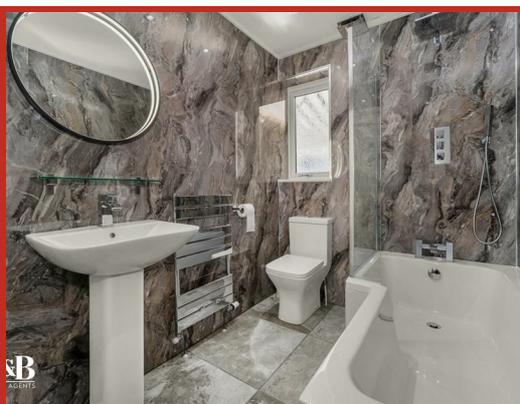
UPVC double glazed window, UPVC double glazed door to rear, tiled floor.

### Front

Concrete driveway to garage, stones, flagged path.

### Side

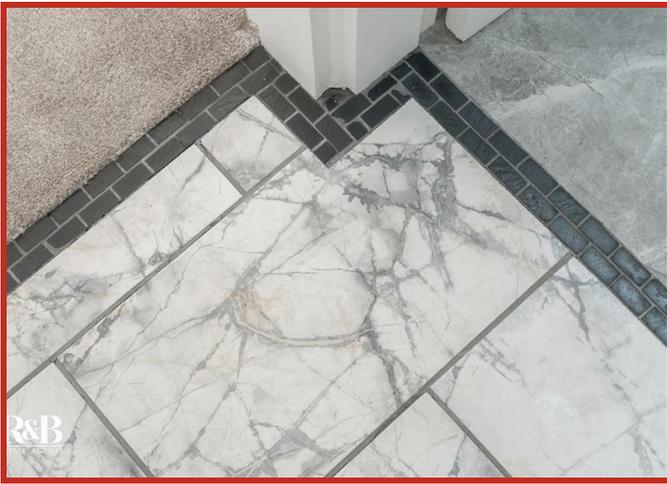
Gravel and patio area.



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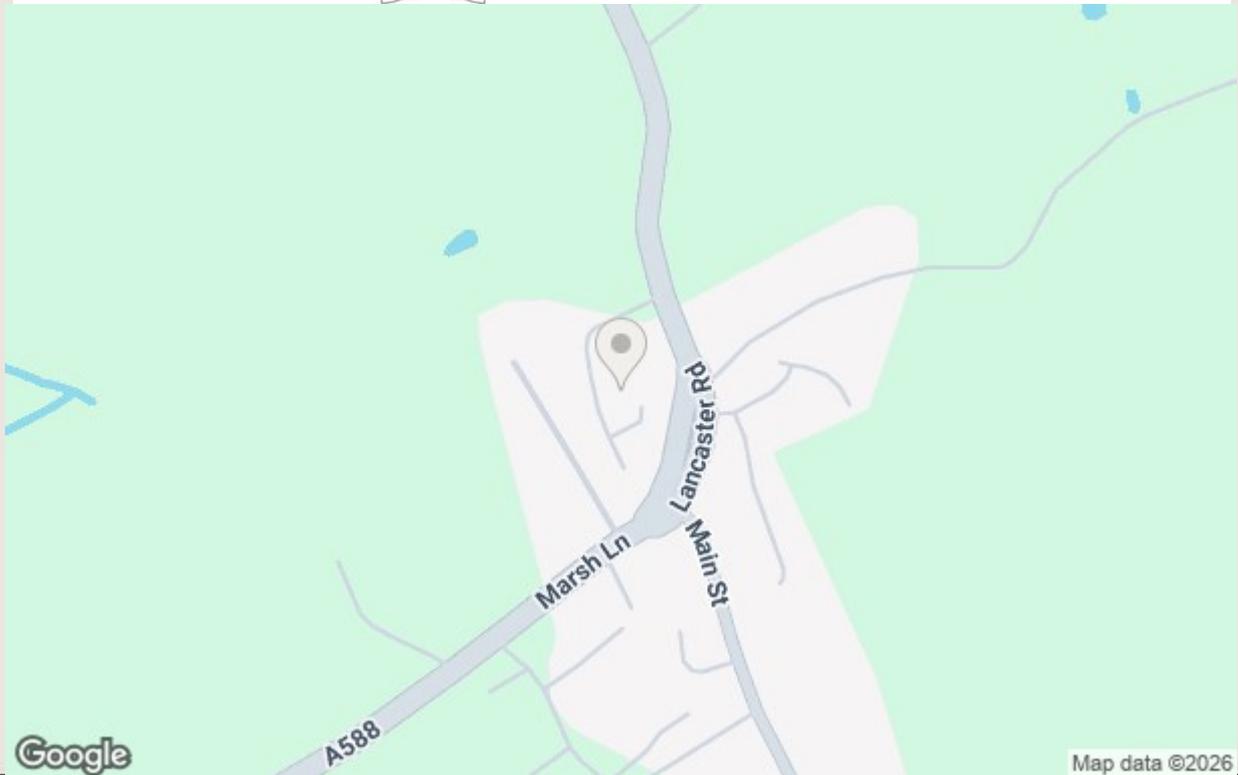
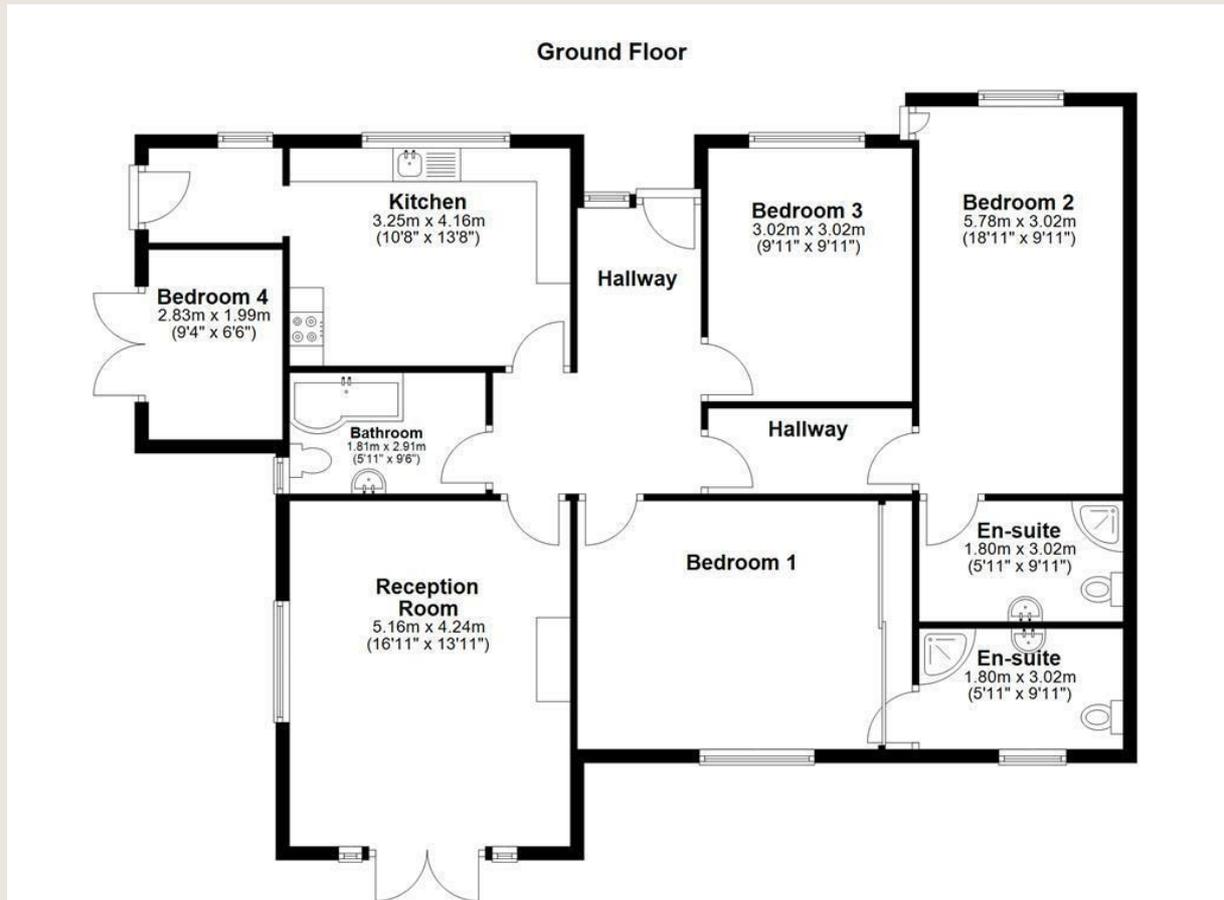
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	78
	40
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	