



5 Carnforth Grove

Packmoor, ST6 6XY



Price £340,000

A Truly Exceptional Executive Home

Carters are delighted to present to the market this stylish and contemporary detached residence, beautifully positioned at the head of a quiet cul-de-sac in the highly sought-after area of Packmoor.

This superb executive home offers the perfect blend of luxury, space, and practicality—making it an ideal choice for discerning families. Boasting four generously sized bedrooms, this stunning property ensures ample space for rest and relaxation. The home also features three versatile and spacious reception rooms, ideal for family living, entertaining guests, or even creating a dedicated home office or playroom. With three modern bathrooms, including en-suites and a family bathroom, comfort and convenience are built into everyday life. Set on an extremely generous plot, the home enjoys expansive gardens to both the front and rear, offering a private and peaceful outdoor retreat. Whether you're hosting a summer BBQ, watching the children play, or simply unwinding in the sunshine, this outdoor space is designed for enjoyment. Further enhancing the appeal, the property offers off-road parking for up to six vehicles, perfect for families with multiple cars or visiting guests. This is more than just a house—it's a lifestyle opportunity, combining contemporary design with family-friendly living in a welcoming and established community. Early viewing is highly recommended to fully appreciate all that this rare gem has to offer.

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Entrance Hall

Composite double glazed window to the front elevation.

Access to the stairs. Dado rail. Radiator. Luxury vinyl tiled flooring.

Living Room

17'10" x 11'6" (5.44m x 3.51m)

UPVC double glazed window to the front elevation. Wooden single glazed double doors to the rear elevation.

Gas fire with tiled surround and wooden mantle. Coving to ceiling. Dado rail. Two radiators. TV ariel point.

Dining Area

10'3" x 9'4" (3.12m x 2.84m)

UPVC double glazed bay window to the rear elevation. UPVC double glazed double doors to the side elevation.

Radiator. Luxury vinyl tiled flooring.

Kitchen

16'2" x 9'4" (4.93m x 2.84m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin sink with a mixer tap and drainer. Stoves oven with five ring hob (available by separate negotiation). Built in extractor fan. Integrated fridge freezer. Washing machine. Tumble dryer. Integrated dishwasher. Recessed ceiling down lighters. Radiator. Luxury vinyl tiled flooring.

Conservatory

15'3" x 11'6" (4.65m x 3.51m)

UPVC double glazed double entrance doors to the side elevation. UPVC double glazed windows to the side and rear elevations.

Hot and cold air conditioning. Luxury vinyl tiled flooring.

Snug

18'1" x 7'8" (5.51m x 2.34m)

UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation. Built in boiler/storage cupboard. Radiator. Luxury vinyl tiled flooring.

Wet Room

3'6" x 8' (1.07m x 2.44m)

UPVC double glazed window to the side elevation. Wet room with wall mounted shower, wall mounted wash hand basin and low level w.c. Recessed ceiling down lighters. Extractor fan. Tiled walls. Chrome heated towel rail. Vinyl anti slip flooring.

Stairs and Landing

Access to the loft which is fully boarded and has a ladder and lighting. Built in storage cupboard.

Bedroom One

11'2" x 11'9" (3.40m x 3.58m)

UPVC double glazed window to the front elevation. Two built in wardrobes. Picture rail. Radiator. Carpet.

En Suite

8'1" x 5'10" (2.46m x 1.78m)

UPVC double glazed window to the front elevation. Vanity basin unit with storage under. Low level w.c. Shower enclosure with wall mounted shower. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Laminate flooring.

Bedroom Two

9'4" x 11'2" (2.84m x 3.40m)

UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator.

Bedroom Three

11'2" x 8'5" (3.40m x 2.57m)

UPVC double glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Four

8'5" x 8' (2.57m x 2.44m)

UPVC double glazed window to the rear elevation. Radiator.

Bathroom

6'3" x 8' (1.91m x 2.44m)

UPVC double glazed window to the rear elevation. Three piece bathroom suite comprising of panel bath with wall mounted shower over, pedestal wash hand basin and low level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Feature wall paneling. Luxury vinyl tiled flooring.

Externally

To the front of the property, a sweeping driveway provides off-road parking for up to six vehicles. The front garden is mainly laid to lawn, bordered by mature shrubs and tall trees, offering both privacy and curb appeal. Gated side access leads conveniently to the rear garden.

Rear Garden:

The rear of the property features two spacious paved patio areas, ideal for outdoor dining and entertaining, along with a raised decking area complete with a pergola overhead. The garden boasts two generous lawns, complemented by a variety of seasonal plants and established shrubs. Additional features include both hot and cold outdoor taps and a double external power socket.

Additional Information

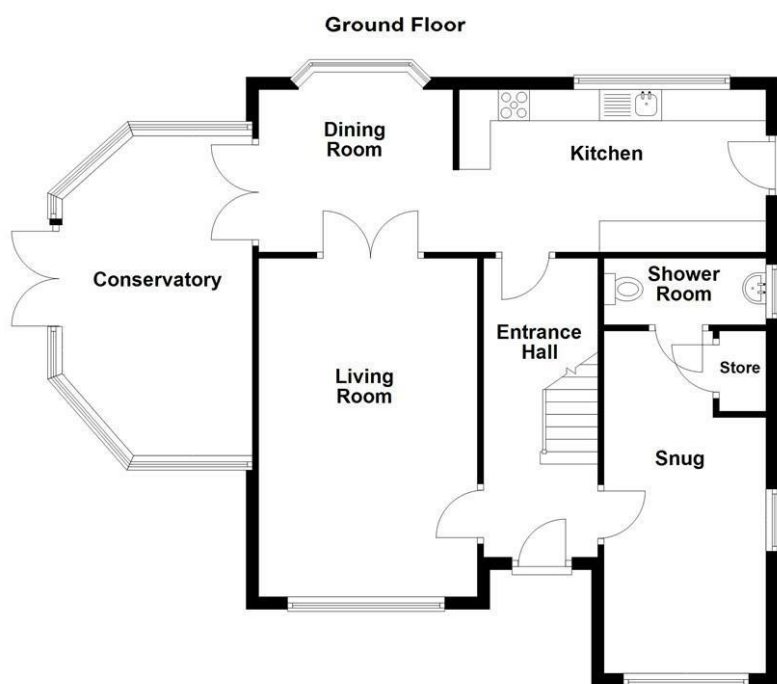
Freehold. Council Tax Band C.

Total Floor Area: 149 Sq M / 1603 Sq Ft.

Disclaimer

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Tel: 01782 470391



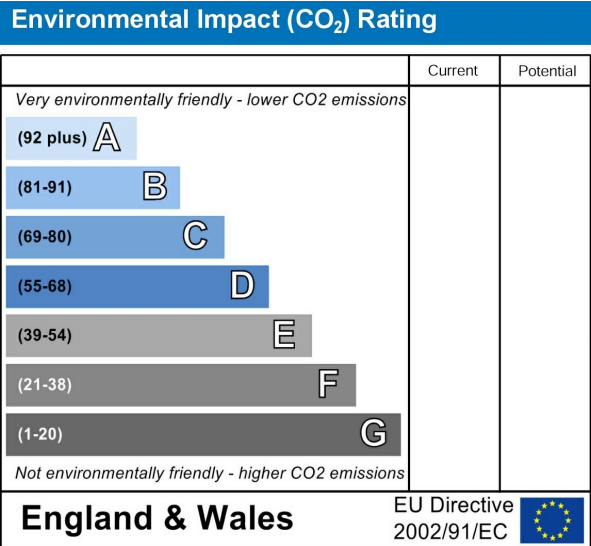
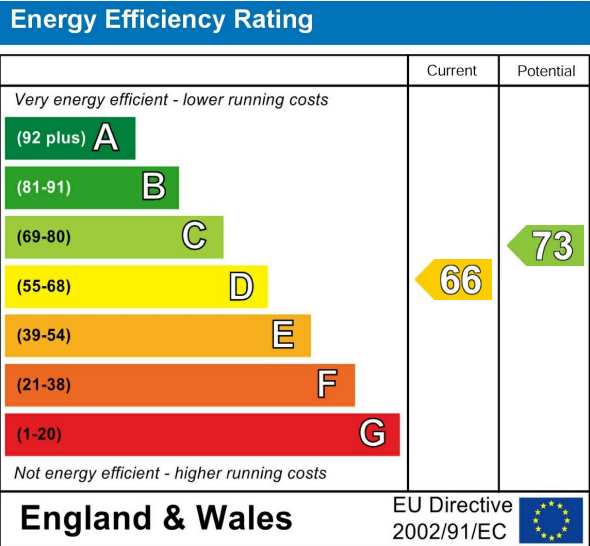
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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