



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

## 2 Hutton Gardens - Warton







### Features

- A five bedroom detached home
- Open plan kitchen and diner with access out to the rear garden
- Benefitting from beautiful views over to Warton Crag
- An abundance of built in storage throughout
- An integrated garage and driveway

This spacious five bedroom home offers versatile living accommodation with lovely views over to Warton Crag. The property features an integrated garage, a secure rear garden, and off-road parking, making it ideal for modern family life. On the ground floor, you'll find a welcoming living room with a gas fireplace, perfect for relaxing and entertaining, alongside an open-plan kitchen and dining area that provides a bright, social space for cooking and dining together. A convenient ground-floor WC completes this level. Upstairs,

the first floor accommodates five well-proportioned bedrooms, including a generous master suite with a private en-suite shower room for added comfort and privacy. The family bathroom serves the remaining bedrooms, offering a practical and stylish space for everyday use. The rear garden is a peaceful, fully enclosed space, predominantly laid to lawn, with several seating areas to relax and enjoy the outdoors. The village of Warton has an active community for all ages. There is a primary school rated GOOD by Ofsted, two

pubs and various social and sporting groups. The village also benefits from two churches and even a popular local brewery. The M6 motorway can be reached in under ten minutes, there are regular bus services and the famous Carnforth train station is less than 5 minutes' drive away. Carnforth offers a variety of amenities including; 3 supermarkets, doctors surgery, pharmacy, several pubs, a variety of coffee shops and takeaways, 2 primary schools rated 'Good' by OFSTED and a secondary school.





## GROUND FLOOR

**Hallway** - A welcoming entrance hallway featuring a wooden floor and space to remove shoes and coats. It offers access to the living room, kitchen, W.C., and is open to the staircase leading invitingly up to the first floor.

**W.C.** - A spacious W.C. located just off the hallway, featuring a concealed cistern toilet and a hand basin set within a vanity unit, providing excellent storage space. A front-facing window allows plenty of natural light to brighten the space.

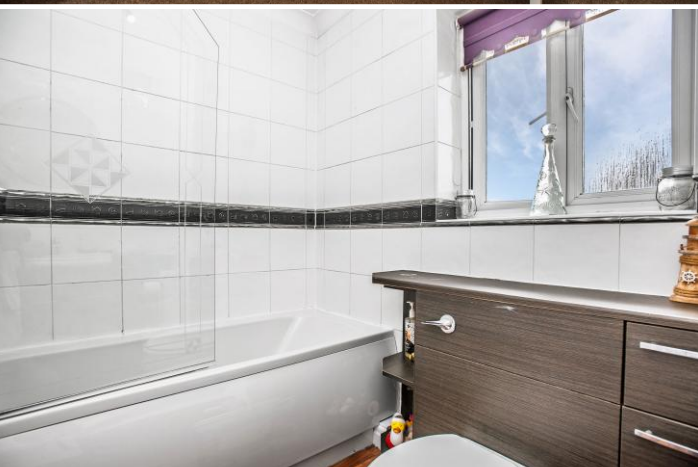
**Living room** - A front facing living room featuring a bay window that beautifully frames views out to the front and over to Warton Crag. Generously sized yet retaining a cosy atmosphere, the space benefits from a gas fireplace with an impressive limestone surround - a perfect spot to relax and unwind with family.

**Kitchen** - Stylish 'marine blue' base and wall units provide a generous amount of storage, complemented by stone-effect splashback tiles and durable marble-effect work surfaces, which extend seamlessly into a breakfast bar within the dining area. Integrated appliances include an oven, microwave, dishwasher, induction hob with extractor hood, and there is ample space for a large American-style fridge freezer. The layout is open to the dining room, creating a sociable environment ideal for entertaining or family meals. A rear-facing window offers a view over the secure garden, while a pantry-style cupboard adds further storage. There is also convenient internal access to the garage.

**Dining room** - Open to the kitchen, this bright and inviting room offers direct access out to the rear garden, perfect for effortless outdoor dining during the warmer months. There's ample space to accommodate a dining table to seat 6 to 8 people, making it ideal for both everyday meals and entertaining.







Garage - This generously sized garage offers convenient internal access from the kitchen, along with an up-and-over front door and also a rear door leading to the garden. It is equipped with plumbing and provides space for a washing machine, a dryer, and additional storage, making it a practical and versatile area.

#### FIRST FLOOR

Bedroom 1 - A front-facing double bedroom featuring fitted over-bed storage, wardrobes, and matching bedside drawers, all complemented by a mirrored panel behind the bed. A large window floods the room with natural light and provides elevated views towards Warton Crag.

En-suite - Featuring a mains-fed shower with a rainfall showerhead, a concealed cistern WC, and a hand basin set within a vanity unit, this modern shower room also includes a heated towel rail for added comfort. The walls are finished with a combination of aquaboard and tiling, while a window allows plenty of natural light to enter the space.

Bedroom 2 - A bright double bedroom enjoying elevated views over the rear and to countryside beyond and benefitting from a built-in cupboard for convenient storage.

Bedroom 3 - A double bedroom with front-facing views towards Warton Crag, offering a pleasant and open outlook.

Bedroom 4 - A double bedroom with elevated views overlooking the rear garden and the countryside beyond.

Bedroom 5 - A single bedroom featuring a built-in storage cupboard and front-facing views towards Warton Crag.

Bathroom - A bright bathroom featuring a bath with an overhead mains-fed shower, a concealed cistern WC, and a hand basin set within a vanity unit. The space is finished with tiled splashbacks.

Landing - An open landing providing access to all first-floor rooms, featuring deep built-in storage cupboards for added convenience.

#### Externally

The front of the home boasts a block-paved driveway leading to the integral garage, with additional space to sit and enjoy views towards Warton Crag. The rear garden is predominantly laid to lawn, offering a secure and private outdoor area. A patio adjacent to the dining room provides the perfect spot for al fresco dining or BBQs. Mature trees and well-planned planting add colour and interest throughout the garden, while several seating areas allow you to enjoy the sun at different times of the day. A handy shed offers additional storage space.

#### Useful Information

Tenure - Freehold.

Property built - 2003.

Council tax band - E (Lancaster City Council).

Heating - Gas central heating (boiler installed 2021).

Drainage - Mains.

What3Words location - [///boil.cherished.paints](https://www.what3words.com/boil.cherished.paints).



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services







# 2 Hutton Gardens - Warton



Waterhouse Estate Agents  
10 Park Road, Milnthorpe  
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services