

HOUSECLUB
ESTATE AGENCY

17 Johnson Close, Carnforth, LA5 9UJ

Offers over £325,000









Inside The Home

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, making it an ideal choice for modern family living. Having been lovingly maintained throughout its ownership, the property is presented in excellent condition and is ready for the new owners to move straight into.

The ground floor features a welcoming Living Room, accessed via a separate Entrance Porch. With a stylish feature media wall creating a comfortable and contemporary space for relaxing and entertaining, this provides the perfect back drop for quiet nights in with loved ones. To the rear, an impressive open plan Kitchen and Dining area provides a fantastic hub for family life, with the adjoining spacious Conservatory creating a valuable second reception area, overlooking the rear garden. The ground floor also benefits from a double Bedroom, complemented by a convenient WC, offering excellent flexibility for guests, older family members or those working from home.

To the first floor, three generously sized Bedrooms can be found fitted with a range of built in wardrobes offering ample storage solutions. The principal Bedroom benefits from its own ensuite Shower Room, providing this spacious home with two Bathrooms. A handy built in cupboard provides additional storage and a well-appointed family Bathroom completes the first floor.

This home has been well maintained during its ownership with new doors and windows added approximately 5 years ago (2021), an EV charger in 2025, a new media wall and downlighters in the Living Room in 2025, perfect fit blinds from Hilarys Blinds as well as a recently installed Family Bathroom and Ensuite. Offered for sale with No Chain, this is a fantastic opportunity to purchase a spacious and exceptionally well-maintained detached family home, that requires little more than your furniture to make it your own. Simply superb!

Let's Take A Closer Look At The Area

Located in the popular area of Crag Bank on the outskirts of Carnforth, this offers a range of local amenities including shops, three supermarkets, two doctors, two dentists and cafés, whilst the surrounding countryside provides excellent opportunities for walking and outdoor pursuits. With a range of highly regarded primary and secondary schools, transport links are excellent, with regular bus services connecting to the surrounding areas. For those traveling further afield, Carnforth train station provides easy access to the West Coast Mainline, with the M6 motorway less than a 10 minute drive away. With its combination of excellent transport links, local amenities, reputable schools and easy access to some of the most beautiful countryside, Crag Bank is an ideal location for modern family living.

Let's Step Outside

Externally, the property continues to impress. To the front, a block-paved driveway provides off road parking for up to three vehicles, complemented by an electric vehicle (EV) charging point, installed last year. The large rear garden has been beautifully finished with porcelain paving, providing an excellent low-maintenance space for outdoor entertaining and family use. With safe and secure fencing, a generous workshop/gym further enhances the garden, benefiting from both lighting and power, offering a superb additional space for hobbies, exercise, storage or working from home. Located at the end of the Cul-de-Sac, a children play park provides hours of entertain for little ones, in a quiet residential setting. With a generous playing field ideal for playing football, child can run and play for hours.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage. The property benefits from 11 solor panels located on the rear roof of the home. Owned by the government, the current vendors enjoy the free electric they generate during the day. After 25 years, they become the sole ownship of the vendor of the home and they have been in place for approximately 11 years in 2015.

Tenure

The property is Freehold. Title number: LA705397.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





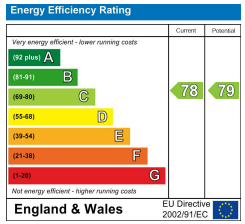








Total Area: 118.9 m² ... 1280 ft²



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