



79 Dorchester Road, Garstang

£345,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Upon entering this beautifully presented home, you immediately sense the care and love that has gone into creating such a welcoming and thoughtfully designed space. Every detail has been carefully considered to maximise both style and practicality. Each room has been recently renovated, making this impressive four-bedroom property most definitely **turn-key ready** for its new owner.

Situated on **Dorchester Road**, one of Garstang's most sought-after residential locations, the property enjoys a prime position within walking distance of Garstang town centre. The town offers a charming mix of independent shops, cafés, restaurants, and everyday amenities, all centred around its picturesque high street and market square.

Garstang is well known for its strong sense of community and excellent local schools, many of which are highly regarded. Surrounded by beautiful countryside yet offering convenient access to Preston, Lancaster, and the M6 motorway network, Garstang provides the perfect balance of rural living and modern convenience, making it an ideal location for families, professionals, and those seeking a high quality of life.

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Hallway

The entrance hallway provides access to the downstairs WC, a door leading through to the spacious kitchen-diner, and stairs rising to the first floor. To the right, a cleverly designed area offers coat hooks and shoe storage, perfect for everyday convenience. Natural light fills the hallway through two side-elevation windows, fitted with obscured glazing to maintain privacy. The staircase features elegant glass balustrades, adding a contemporary feel, while a stylish grey wall-mounted radiator completes the modern aesthetic.**Downstairs WC**

The downstairs WC is a valuable addition to the home and comprises a WC and porcelain washbasin.

Kitchen/Diner

Leading from the hallway, you are welcomed into a beautifully presented and spacious kitchen-diner, perfectly designed for both everyday living and entertaining. The kitchen features stylish grey Shaker-style wall and base units, complemented by a central island with breakfast bar seating and pendant lighting above. There is an abundance of storage and worktop space, with integrated appliances including an oven and microwave, dishwasher, four-ring electric hob, and fridge/freezer. Patio doors open directly onto the rear garden, while a window to the rear elevation and an additional side window allow plenty of natural light to flood the room. The generous layout provides ample space for dining furniture. A stylish grey wall-mounted radiator is positioned beneath the rear window, alongside a tall vertical wall-mounted radiator, enhancing both comfort and design. Recessed spotlights throughout complete this modern and inviting space.

Living Room

Accessed from the kitchen, the living room is a lovely, well-proportioned space with a cosy and welcoming feel. A front-facing window, complete with fitted blinds, allows plenty of natural light to fill the room, with a wall-mounted radiator positioned neatly beneath. The focal point of the room is the attractive electric wood-burning stove, set beneath a charming wooden lintel beam, creating a homely ambience. There is ample space to accommodate a full range of living room furniture, along with conveniently placed electric sockets throughout.

Landing

The first-floor landing provides access to two of the bedrooms and the family bathroom, as well as the staircase leading to the second floor. A useful storage cupboard is conveniently located beneath the stairs, offering practical additional space.

Bedroom 1

Bedroom One is a fantastic-sized double room and benefits from its own en suite. The room features useful under-eaves storage cupboards, recessed spotlights, a front-facing window and an additional frosted side window, allowing an abundance of natural light while maintaining privacy. A wall-mounted radiator is positioned beneath the front window, and there are multiple electric sockets throughout. The generous proportions provide ample space for a bed and a full range of bedroom furniture.

En-Suite

The en suite is a great addition to the main bedroom, fitted with a shower cubicle, porcelain wash hand basin and WC. The space also benefits from a heated towel rail and built-in storage shelves. Tastefully decorated with contemporary grey tiling, the en suite offers a stylish and practical finish.

Bedroom 3

Bedroom Three is a good-sized single bedroom overlooking the rear garden. The room features a window providing pleasant outlooks, a wall-mounted radiator positioned beneath, and multiple electric sockets, making it a practical and comfortable space.

Bathroom

The family bathroom has been recently renovated and offers a beautiful, modern and spacious interior. The suite comprises a freestanding bath, a generous double shower cubicle, a wash hand basin set within a vanity unit with storage drawers, and a WC. Additional features include a heated towel rail, a frosted rear-facing window and a skylight window, allowing for excellent natural light while maintaining privacy. A stunning exposed beam adds character and charm, completing this impressive space.

Landing

The second-floor landing provides access to two further bedrooms, offering a well-laid-out and functional continuation of the accommodation.

Bedroom 2

Bedroom Two is a good-sized double room and benefits from its own private WC. The room has been tastefully decorated with attractive wall panelling and features a side-facing window allowing natural light to flow in. Additional features include a wall-mounted radiator positioned beneath the window, multiple electric sockets, recessed spotlights and complementary wall lighting, creating a comfortable and well-presented space.

WC

Private WC and wash basin, creating a convenient and self-contained space.

Bedroom 4

The property's smallest bedroom remains a generous and well-proportioned space, featuring side-facing windows, a wall-mounted radiator and multiple electric sockets. The room also benefits from built-in cupboard storage and offers excellent versatility, making it ideal for use as a bedroom, home office or study.

Garden

The garden is a private and secure outdoor retreat, thoughtfully designed for both relaxation and practicality. A raised decked terrace, accessed directly from the kitchen via double patio doors, provides an ideal space for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn, offering a generous and versatile area to enjoy. Convenient access to the garage further enhances the functionality of the space, making this an attractive and easy-to-maintain outdoor setting.

GARAGE

Single Garage

The property benefits from a single garage with an electric up-and-over door. It is conveniently accessed down the side of the home via wooden gates, as well as directly from the garden.

DRIVEWAY

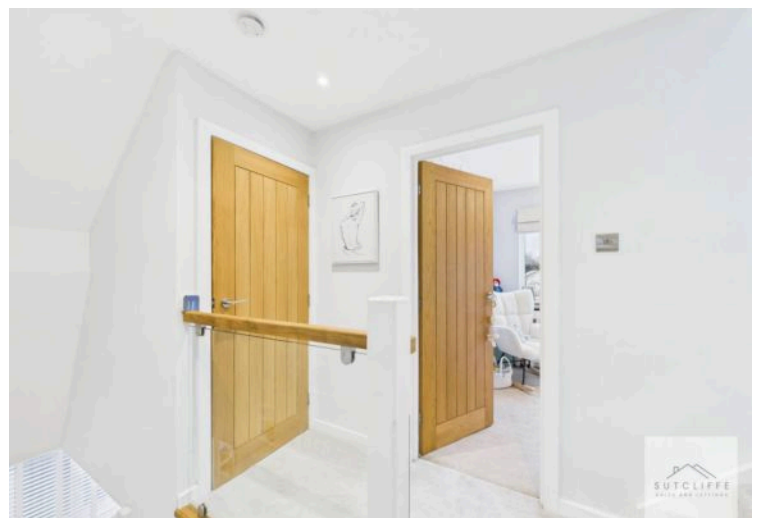
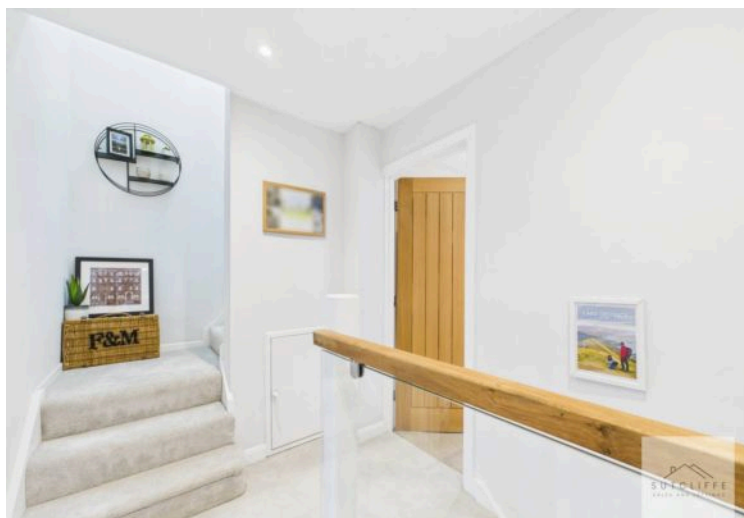
2 Parking Spaces

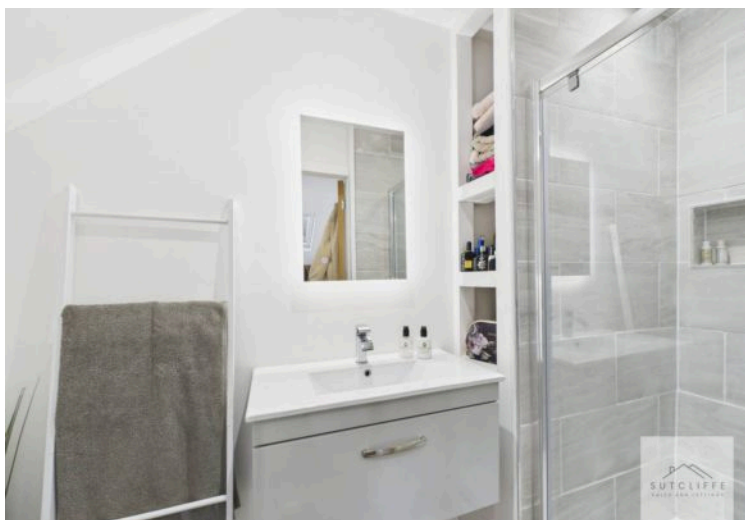
Driveway parking is available at the front of the home, easily accommodating two vehicles.

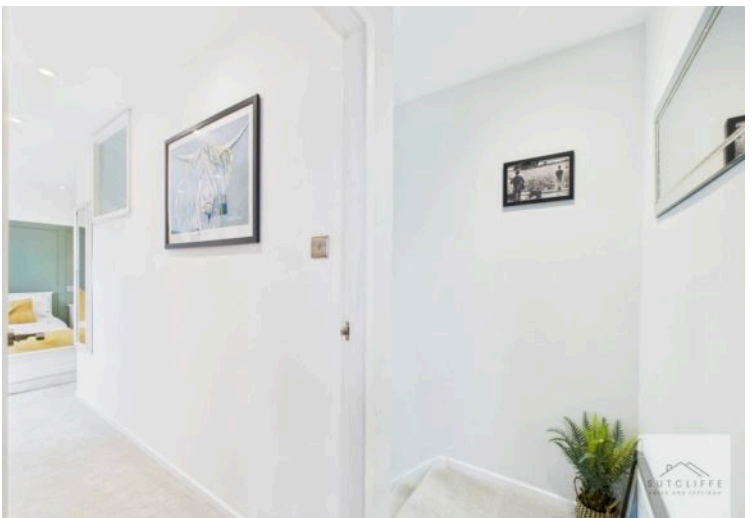
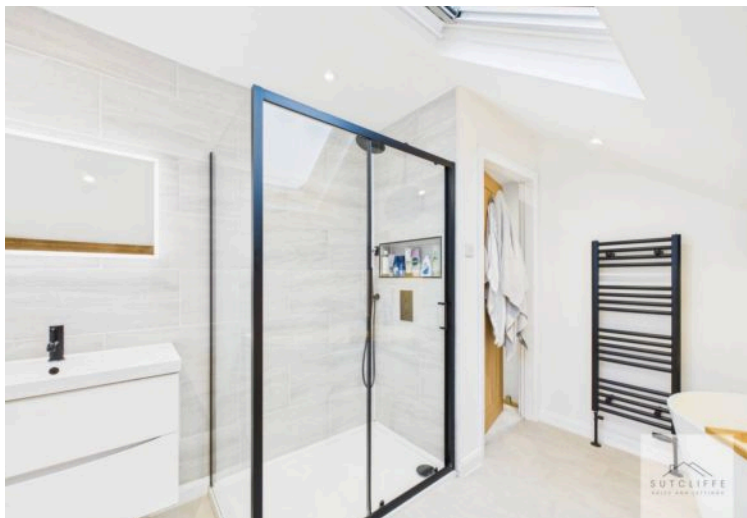


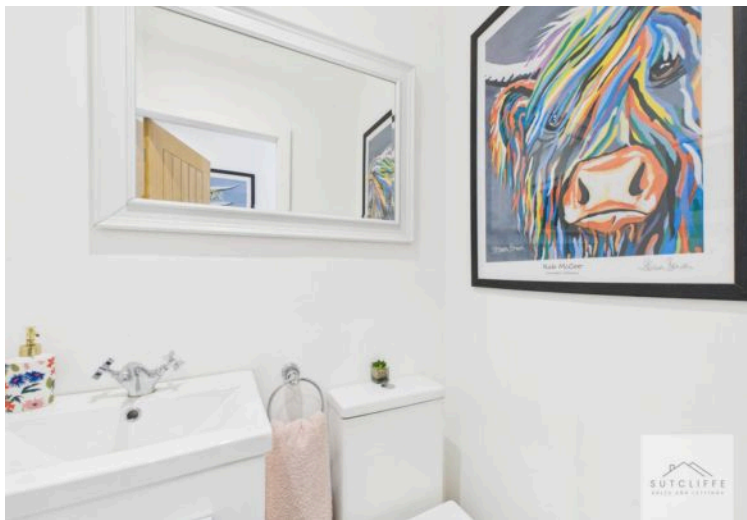
















Approximate total area⁽¹⁾

127 m²
1368 ft²

Reduced headroom

5.4 m²
58 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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