







ADAMSONS BARTON KENDAL

Stonehill Crescent
Caldershaw OL12 7JW
Offers invited in excess of £365,000

Adamsons Barton Kendal are delighted to present this four-bedroom, double-extended detached family home, situated off the ever-popular Caldershaw Estate in Norden.

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Occupying a generous wraparound corner plot, this well-maintained property offers spacious and versatile accommodation, making it an ideal choice for growing families. Combining characterful features with plenty of scope for a purchaser to put their own stamp on, the property is well cared for, ready to move into and offered for sale with no onward chain.

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Ideally positioned on the doorstep of Norden Village, the property enjoys convenient access to a fantastic range of local amenities, including independent shops, schools and restaurants. The surrounding area also offers beautiful countryside walks, including the popular Healey Dell, making this an excellent location for families and those who enjoy the outdoors. The Caldershaw Estate is particularly sought after, surrounded by similar family homes and benefiting from a welcoming community atmosphere.

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The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious family lounge, an open-plan kitchen/dining room, a sunroom and a convenient downstairs WC. To the first floor are three double bedrooms, a further single bedroom and a four-piece family bathroom suite.

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Externally, the property occupies a generous wraparound plot, with well-maintained lawns to the front and side, together with a double block-paved driveway providing ample off-road parking and access to the single garage via an up-and-over door. The generous plot also offers exciting potential for further extension, subject to the necessary planning permissions and consents.

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To the rear, the tiered family garden provides a variety of outdoor spaces to enjoy, featuring block paving around the perimeter of the sunroom, a lawned area to the side and two separate patio seating areas, ideal for outdoor dining, entertaining and relaxing with family and friends.

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Offering generous living space, a desirable location and excellent potential to create a home tailored to your own tastes, this is a fantastic opportunity to acquire a substantial detached family home in one of Norden's most popular residential areas. Early viewing is highly recommended to fully appreciate the space, plot and potential this property has to offer.

Stonehill Crescent, Caldershaw OL12 7JW

ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 5.18 x 3.67 metres
Spacious family lounge featuring a characterful stone-built fireplace, bay window, laminate flooring and glazed wooden French doors leading through to the dining room.

Dining Room - 2.55 x 4.61 metres
Versatile second reception room featuring glazed wooden French doors, with two archways leading to the conservatory and kitchen, alongside a separate door providing additional kitchen access.

Kitchen - 1.35 x 4.96 metres
Fitted kitchen comprising wooden wall and base units, tiled flooring and splash backs, a sink with drainer and breakfast bar. Cooking facilities include an eight-burner gas hob, double oven, grill and plate warmer.

Sunroom - 3.57 x 4.58 metres
A spacious and versatile sunroom, enjoying a bright and airy feel, with tiled flooring and uPVC double patio doors opening out onto the rear garden.

Hallway - 2.48 x 1.11 metres
Entrance hallway featuring tiled flooring, a wood-panelled partition and a carpeted staircase with wooden banister leading to the first floor.

Porch - 1.07 x 2.02 metres
Double-glazed porch with a brick base and uPVC front door featuring an attractive stained-glass panel.

WC - 0.92 x 1.53 metres
Ground floor WC accessed via an internal door from the garage, featuring tiled walls, a frosted-glass window and wash hand basin.





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First Floor

Bedroom 1 - 4.38 x 2.79 metres
Generously sized double bedroom featuring fitted corner wardrobes with mirrored doors and carpeted flooring.

Bedroom 2 - 4.44 x 2.43 metres
Well-proportioned double bedroom with carpeted flooring and views overlooking the rear garden.

Bedroom 3 - 3.63 x 2.62 metres
Well-proportioned double bedroom with carpeted flooring and views overlooking the rear garden.

Bedroom 4 - 2.37 x 1.78 metres
Carpeted single bedroom featuring fitted storage, ideal for use as a child's bedroom, home office or study.

Bathroom - 3.28 x 2.10 metres
Generously sized family bathroom fitted with a four-piece suite comprising a corner shower enclosure with sliding glass doors, bath with mixer taps, wash hand basin and WC. Further features include tiled walls, vinyl flooring, a fitted storage unit and frosted-glass window.

Landing - 2.83 x 1.75 metres
Carpeted first-floor landing providing access to the bedrooms and family bathroom.

External

Garage - 6.80 x 2.55 metres





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Council Tax Band

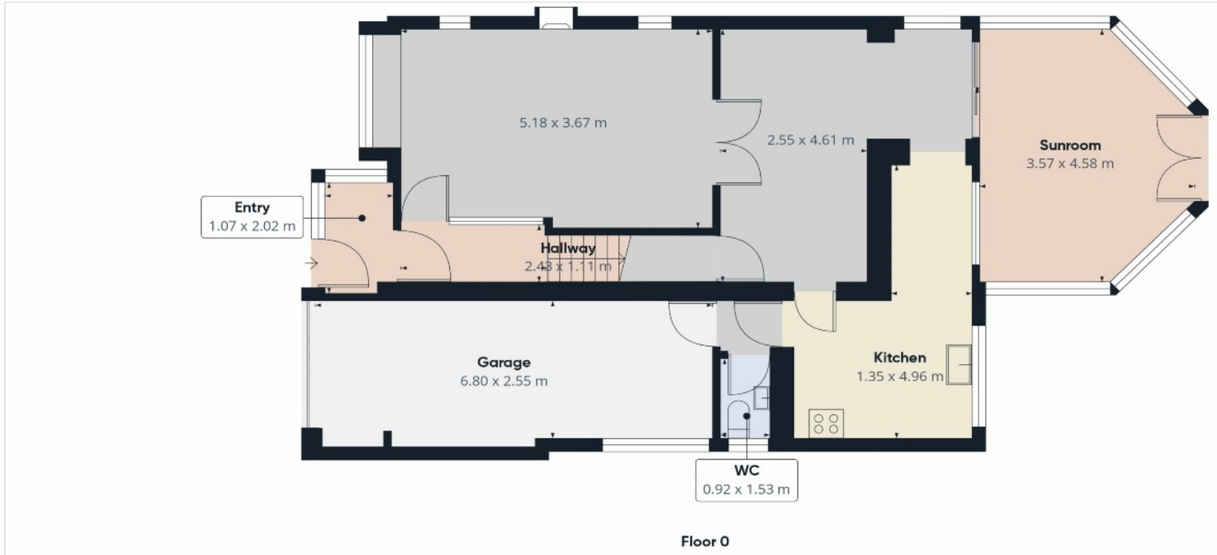
Band D

Energy Performance Certificate

D67

Tenure

Leasehold



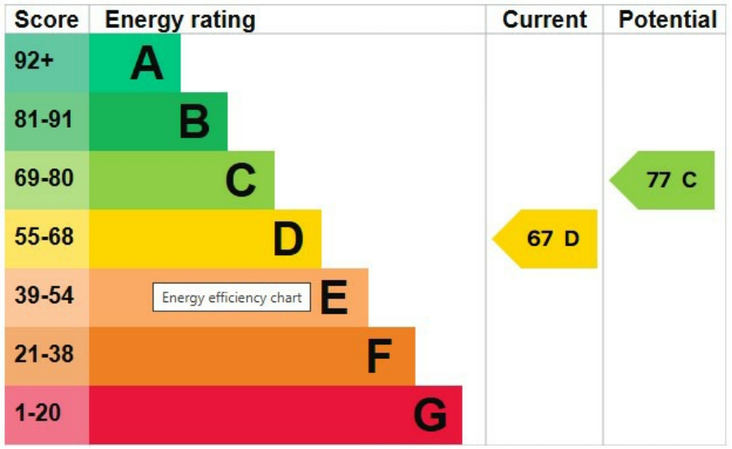
Approximate total area(1)

139.1 m²

(1) Excluding balconies and terraces

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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