



**R&B**  
ESTATE AGENTS

32 Pottery Gardens, Lancaster, LA1  
3TB

32, Pottery Gardens, Lancaster

## The property at a glance **4** **3** **2**

- Generous Detached Family Home - Semi Rural Location
- Parking incl Garage and Drive
- Space for EV charging point
- Full Fibre Virgin Media Available
- Enclosed, South West Facing Rear Garden
- Four Double Bedrooms - Spacious Lounge
- Family Bathroom, Master En-Suite, Jack & Jill En-Suite, Ground Floor W/C
- 20min walk Boy's Grammar School
- 30mins to Ripley and other City Centre schools
- EPC: C Band: E Tenure: Freehold

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

**£375,000**

# Get to know the property



Welcome to this charming detached house located in the desirable area of Pottery Gardens, Lancaster. This delightful property boasts four spacious double bedrooms, making it an ideal home for families or those seeking extra space. The well-designed open plan kitchen and dining room create a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals.

The house also features off-street parking, providing convenience and peace of mind in this lovely area. Situated close to the city centre, you will find yourself just a short distance from a variety of shops, restaurants, and local amenities, ensuring that everything you need is within easy reach.

This property offers a wonderful blend of comfort and practicality, making it a fantastic opportunity for anyone looking to settle in a vibrant community. With its generous living space and prime location, this home is sure to impress. Don't miss the chance to make this delightful house your new home in Lancaster.

For more information, please contact the office at your earliest convenience.





### Entrance Hall

Central heating radiator, smoke alarm, laminate floor, composite door leading to reception room, kitchen & garage.

### Reception Room

UPVC double glazed box bay, central heating radiator.

### Ground Floor WC

Central heating radiator, half tile splash back, dual flush WC, pedestal wash basin with mixer tap, laminate floor.

### Kitchen

2x UPVC double glazed windows, double patio door leading to rear, central heating radiator, range of high gloss wall, drawer and base units incorporating; stainless steel sink with mixer tap, electric 4 ring hob, electric oven, extractor hood, 6 x spot lights, plumbing for washing machine and dishwasher, built-in fridge freezer, laminate floor.

### Garage

Access from the property and up and over door.

### First Floor Landing

Central heating radiator, smoke alarm, loft access, storage cupboard, stairs leading to ground floor, doors leading to Bedrooms 1,2,3,4 and bathroom.

### Bathroom

UPVC double glazed frosted window, extractor fan, 4 x spot light points, central heating radiator, half tiled splash back, dual flush WC, pedestal mixer tap, panelled bath with mixer tap, lino flooring.

### Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobe, access to en-suite.

### En-Suite

UPVC double glazed window, central heating radiator, half tiled splash back, single shower, dual flush WC, pedestal sink with mixer tap, lino floor.

### Bedroom 2

UPVC double glazed window, central heating radiator, Jack & Jill en-suite.

### En-Suite

UPVC double glazed frosted window, central heating radiator, single shower, dual flush WC, pedestal wash basin with mixer tap, half tiled splash back, lino flooring.

### Bedroom 3

UPVC double glazed window, central heating radiator, Jack & Jill en-suite.

### Bedroom 4

UPVC double glazed window, central heating radiator.

### External - Front

Tarmac drive leading to garage, laid to lawn, shrubs, paving leading to front door. Offroad parking with space for electric car charger to be installed.

### External -Rear

Paving, laid to lawn, paved sidewalk. south west facing, not overlooked

### Utilities Rights and Restrictions

Electric - Mains

Water - Mains

Heating - Mains Gas

Broadband - Virgin Full Fibre Avail

Sewerage - Mains



# 32 Pottery Gardens, Lancaster, LA1 3TB



# 32 Pottery Gardens, Lancaster, LA1 3TB



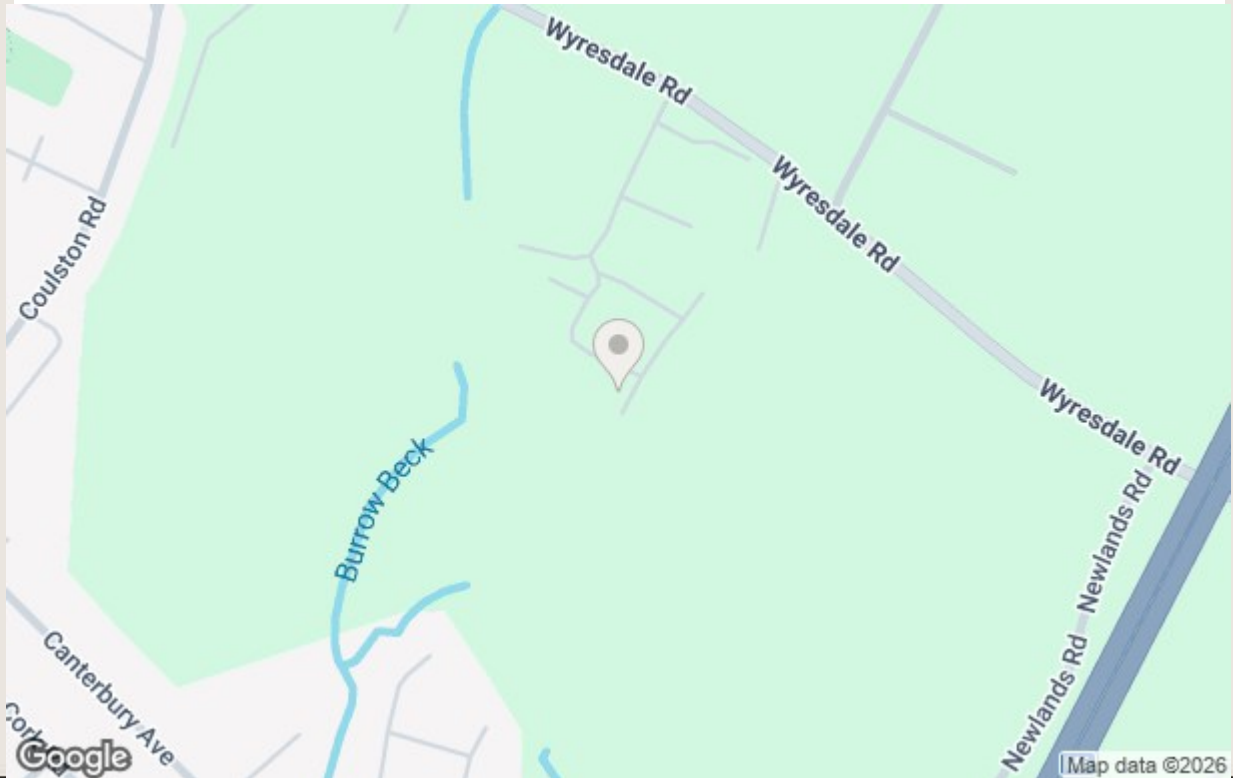
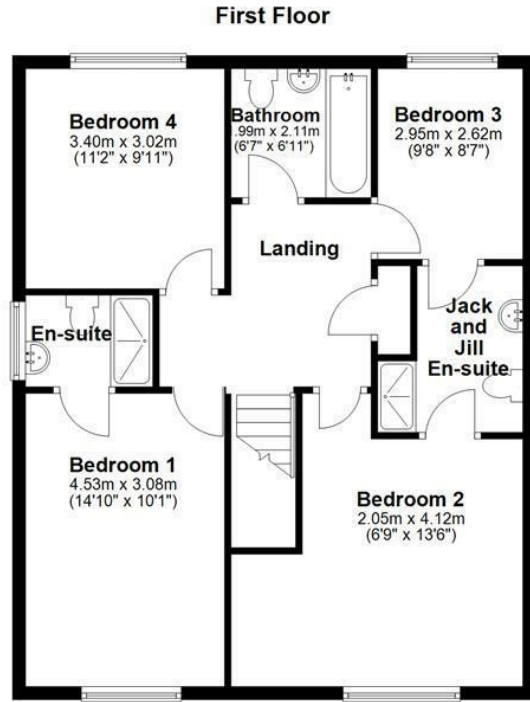
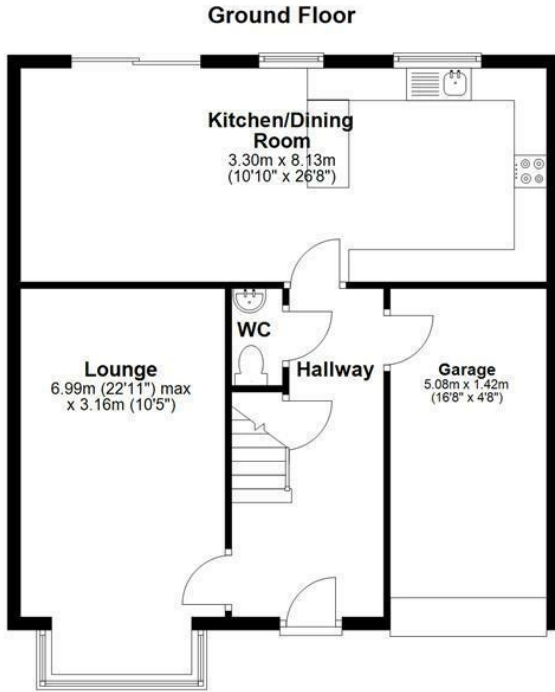
GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		