

## Hest Bank

£590,000

1 Prospect Avenue, Hest Bank, Lancaster, LA2 6HY

Could 1 Prospect Avenue be your next family home? This spacious three-bedroom detached property offers generous and versatile accommodation in the highly sought-after village of Hest Bank, making it an ideal choice for growing families or those looking to downsize without compromising on space, comfort or location.

### Quick Overview

Detached Bungalow  
Three Double Bedrooms  
Generous Living Areas with Stylish Design  
Fully Renovated to a High Standard in 2021  
Perfect Family Home  
Well Regarded Schools Nearby  
Sought After Village Location  
Excellent Transport Links  
Off Road Parking & Garages  
Ultrafast Broadband Available\*



3



2



2



TBC



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2676



Entrance Hall



Bedroom Two



Bedroom Three



Sunroom

Hest Bank is a sought-after coastal village on the edge of Morecambe Bay, offering a peaceful setting with a strong community feel. The village benefits from local amenities, a well-regarded primary school, and excellent walking and cycling routes along the canal and coastline. With Lancaster city centre just a short drive away and convenient access to the M6, Hest Bank is ideally placed for both families and commuters.

Step inside through the welcoming entrance hall, where you'll find two generous double bedrooms to the left, both benefitting from attractive partial bay windows that allow natural light to flood the rooms. Serving these bedrooms is the contemporary family bathroom, fitted with a stylish three-piece suite comprising a shower, vanity wash basin and WC, complemented by partial tiling.

At the heart of the home is the impressive modern kitchen, thoughtfully designed with an abundance of wall and base units, complementary work surfaces and feature tiled splash backs. Integrated appliances include a fridge/freezer, dishwasher and 1.5 bowl sink with drainer, oven and there is space for a range cooker. A central island provides additional storage, recycling bin, a microwave combi oven and preparation space while incorporating a practical breakfast bar, and there is ample room for a family dining table, creating a sociable hub for everyday living.

The kitchen seamlessly connects to the property's versatile living spaces. A spacious living/family room enjoys direct access to the garden through patio doors, making it ideal as a second reception room, family room or formal dining space. A further reception room provides a cosy retreat, centred around an attractive fireplace with a wood-burning stove, perfect for relaxing evenings. This room offers convenient access to the kitchen, entrance hall and sunroom leading out to the garden.

Completing the ground floor is a useful utility room, fitted with additional units, work surfaces and a sink, with space for both a washing machine and tumble dryer. Internal access to the garage is also provided from here.

Occupying the first floor, the principal bedroom is a well-proportioned double featuring Velux windows, a dedicated dressing area and a stylish en-suite bathroom comprising a freestanding bath, vanity wash basin and WC.

Externally, the property enjoys a private wrap-around garden designed for both relaxation and entertaining. Predominantly paved for ease of maintenance, the garden offers multiple seating areas with ample space for outdoor furniture, ideal for al fresco dining and summer gatherings. Raised planters provide opportunities for keen gardeners, while mature hedging creates a wonderful sense of privacy and seclusion. A decked area to the side offers an additional spot to sit and enjoy the surroundings, while an outbuilding with a WC provides practical storage and convenience when spending time outdoors. To the front, a generous lawn creates an excellent space for children and pets to play. The property further benefits from two garages, one attached and one detached, offering exceptional storage, workshop potential or secure parking.



Kitchen





Living Room



Family Room



Bathroom



Utility

#### Accommodation with approximate dimensions

Entrance Hall 4' 10" x 4' 6" (1.47m x 1.37m)

Bedroom Two 11' 6" x 13' 3" (3.51m x 4.04m)

Bedroom Three 10' 2" x 13' 3" (3.1m x 4.04m)

Bathroom 5' 9" x 6' 6" (1.75m x 1.98m)

Kitchen 10' 2" x 20' 4" (3.1m x 6.2m)

Family Room 10' 6" x 16' 1" (3.2m x 4.9m)

Living Room 14' 9" x 11' 10" (4.5m x 3.61m)

Sun Room 13' 5" x 4' 11" (4.09m x 1.5m)

Utility Room 9' 10" x 4' 11" (3m x 1.5m)

Bedroom One 11' 2" x 8' 1" (3.4m x 2.46m)

En-Suite 11' 2" x 7' 10" (3.4m x 2.39m)

Dressing Room 11' 6" x 5' 11" (3.51m x 1.8m)

Boot Room 8' 6" x 11' 10" (2.59m x 3.61m)

Garage Two 19' 4" x 24' 11" (5.89m x 7.59m)

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E - Lancaster City Council.

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From Hackney & Leigh Carnforth, continue up Market Street, turn right onto the A6 at the traffic lights. Continue straight, coming through Bolton-Le-Sands until you reach the lights on Bye Pass Road, turn right onto Coastal Road and continue for approximately 1 mile before turning left onto Station Road, turn left at the end and continue on Hest Bank Lane. Go past the 'Hest Bank Hotel' and take the 3rd left onto Prospect Drive, followed by the first left again onto Prospect Avenue, number 1 is at the end.

What3words ///distract.purifier.extent

Viewings Strictly by appointment with Hackney & Leigh.

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En-Suite



Garden



Aerial Shot

Request a Viewing Online or Call 01524 737727

## Meet the Team

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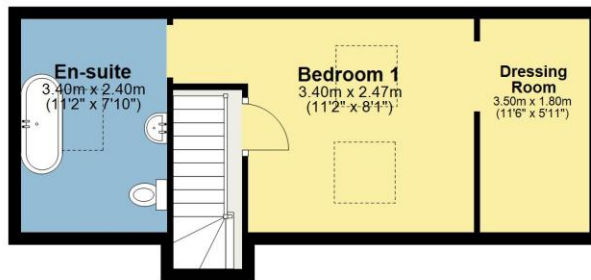
### Ground Floor

Approx. 160.7 sq. metres (1730.2 sq. feet)



### First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 189.4 sq. metres (2038.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

### 1 Prospect, Hest Bank

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