



LOVE HOMES  
INDEPENDENT ESTATE AGENTS



**OIRO £425,000** Freehold

Modern two-bedroom detached bungalow on the sought-after Stanley Gardens development, featuring a solid-roof conservatory, walk-in wardrobe, landscaped gardens and a large garage. Energy-efficient, low-maintenance living close to Garstang's shops, doctors and amenities. 6 years left on NHBC warranty

- Modern two bedroom detached bungalow
- Primary bedroom with walk-in wardrobe featuring fitted hanging and shelving, plus en suite with low-threshold shower
- Enhanced with a solid-roof conservatory
- Energy efficient
- Located close to Garstang Medical Centre

A beautifully presented and exceptionally modern two-bedroom detached true bungalow, this home occupies a prime position on the highly regarded Stanley Gardens development in Garstang. Built recently and further enhanced by the current owners, the property combines contemporary styling with energy-efficient features, creating an easy-to-maintain, comfortable home ideal for semi-retired or retired buyers seeking a peaceful yet convenient lifestyle.

The kerb appeal is immediately striking. Landscaped gardens with shaped lawns, newly planted trees and neatly trimmed hedging frame the front of the home, giving it a warm and welcoming presence. A tandem driveway extends to a larger-than-average detached garage, offering excellent storage alongside secure parking for a medium to large-sized vehicle.

Stepping inside, the spacious hallway sets the tone for the rest of the home, offering direct access to every room. The wide doorways and single-level layout ensure the property works effortlessly for future-proof living. The living room is a bright and inviting space, enhanced by a boxed bay window that allows light to pour in throughout the day. A recently fitted feature electric fireplace provides a stylish focal point and adds to the modern feel of the room. There are two heat settings, plus, in the summer months can be used as a cooling unit. This space opens into the dining kitchen, which is fitted with a sleek and contemporary range of wall and base units. The double mid-level oven allows for ergonomic cooking, and the kitchen also benefits from an integrated dishwasher and a dedicated space for a washer/dryer.

One of the standout improvements is the addition of a conservatory with a solid roof, transforming it into a genuine year-round reception room. Whether used for dining, relaxing or hobbies, it adds valuable versatility to the bungalow and perfectly complements the modern layout.

Both bedrooms are generous doubles. The primary bedroom overlooks the rear garden and offers ample space for a king-size bed and additional furniture. It also benefits from a walk-in wardrobe fitted with hanging rails and shelving, creating a highly practical and organised dressing space. The adjoining en suite features a low-threshold shower, making access easy and convenient. The second bedroom, located to the front, is another excellent double, ideal for guests or as a spacious study. A further shower room, again fitted with a low-level access shower, completes the accommodation.

The rear garden has been landscaped for both beauty and practicality, offering a tranquil outdoor space that is easy to maintain. High-quality paving wraps around the bungalow, providing smart pathways and patio areas for sitting out and enjoying the sunshine.

Stanley Gardens is a standout McCarthy Stone development, known for its peaceful atmosphere, beautifully maintained communal areas and strong sense of community among like-minded residents. Although the property is sold freehold, a service fee is payable to ensure that the shared spaces remain pristine and enjoyable for all. The development is extremely well positioned, with Garstang Medical Centre, pharmacies, supermarkets and everyday amenities all close by. Garstang itself offers a charming high street, riverside walks, cafés, pubs and independent shops, making daily life both convenient and enjoyable.

This home's modern construction and recent enhancements ensure excellent energy efficiency, with high levels of insulation and up-to-date building standards that make it economical to run and comfortable throughout the year. There is also 6 years left on the NHBC warranty at time of listing on the market. For anyone seeking a stylish, modern and low-maintenance home in a welcoming community, this bungalow offers an exceptional opportunity.

Council Tax Band: D (Wyre Council )

Tenure: Freehold

There is a service charge to maintain the communal areas, which we believe is around £110 per month. This includes window cleaning, gutter and fascia cleaning, front garden maintenance and then the communal services.

Parking options: Driveway, EV Charging, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

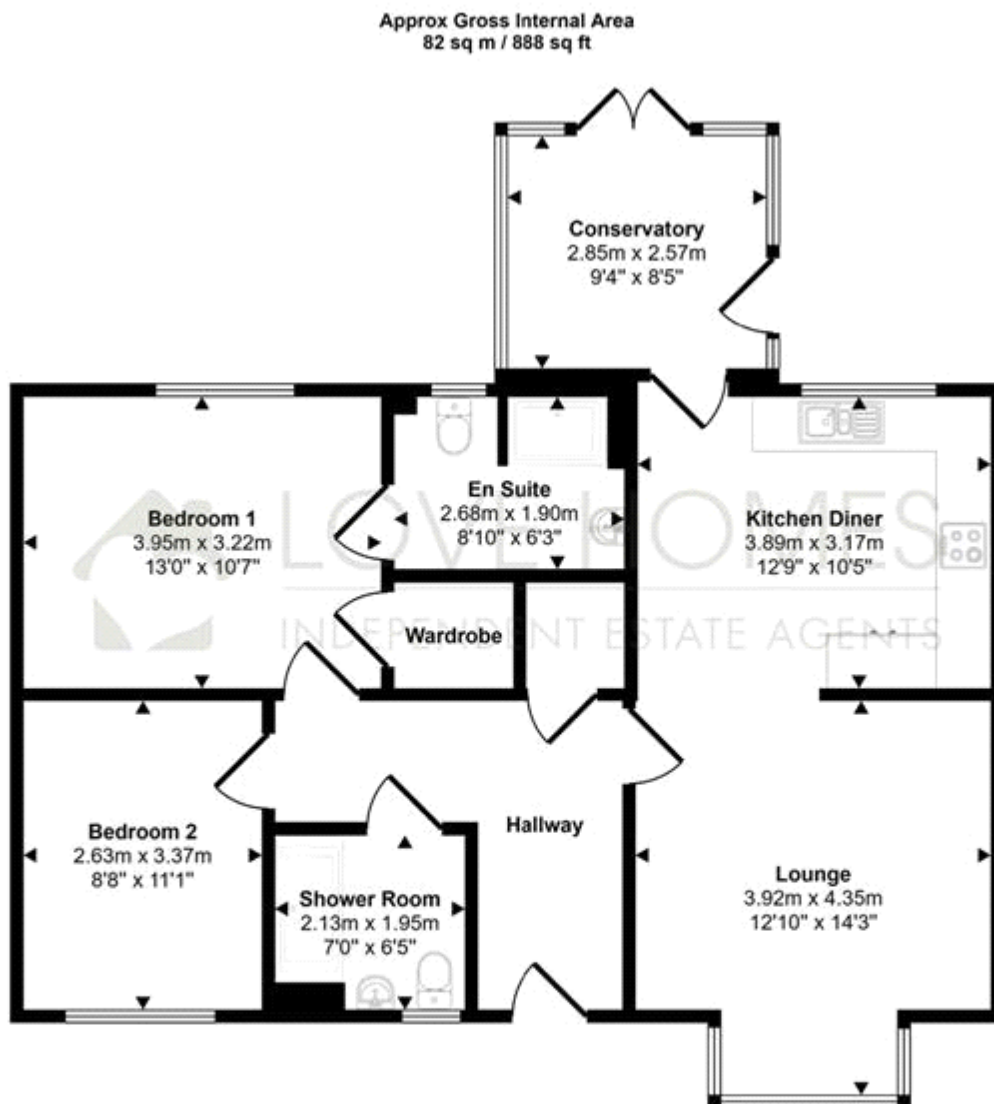
Accessibility measures: Wheelchair accessible, Level access, Step free access, Wide doorways, Level access shower











Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	<b>94</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.