



R&B

5 Emesgate Lane, Silverdale,  
Carnforth, LA5 0RA

5, Emesgate Lane, Silverdale, Carnforth

## The property at a glance 3 1 3

- Detached Property With Stunning Uninterrupted Views
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen / Dining Room
- Bathroom & En-Suite
- Driveway & Garage
- Gardens To 3 Sides
- Tenure: Freehold
- Property Band: D
- EPC: D

**R&B**  
ESTATE AGENTS

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**£599,500**

# Get to know the property



Nestled on Emesgate Lane in the picturesque village of Silverdale, Carnforth, this stunning detached house offers a perfect blend of modern living and breathtaking natural beauty. With three spacious bedrooms, including a luxurious ensuite for the main bedroom, this property is designed to cater to both comfort and style.

As you enter, you will be greeted by an inviting atmosphere, enhanced by the warmth of underfloor heating that flows throughout the ground floor. The layout is thoughtfully designed, featuring two elegant reception rooms and a snug, providing ample space for relaxation and entertaining. The open aspect kitchen, diner, and living room create a seamless flow, ideal for family gatherings or hosting friends.

One of the standout features of this home is the stunning panoramic views that can be enjoyed from various vantage points within the property. Whether you are sipping your morning coffee or unwinding in the evening, the scenic backdrop will surely enhance your daily experience.

This property is not just a house; it is a sanctuary that offers a tranquil lifestyle in a charming community. With its modern amenities and beautiful surroundings, it presents an exceptional opportunity for those seeking a new home in a desirable location. Do not miss the chance to make this remarkable property your own.

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





### Entrance Vestibule

Double glazed composite door, 4 x UPVC double glazed window, tile floor, Wood double glazed door to entrance hall.

### Entrance Hall

UPVC double glazed window, Underfloor heating, herringbone vinyl floor, 8 x spot light points, smoke alarm, stairs to first floor, door to reception room 1, open to kitchen.

### Reception Room 1

12 x Spot lighting smoke alarm, 3x UPVC DG, underfloor heating, multi fuel fire, slate hearth, herringbone vinyl open to reception room 2.

### Reception Room 2

6 x spot light points, underfloor heating, UPVC double glazed window, Herringbone vinyl floor open to kitchen.

### Reception Room 3

UPVC double glazed window, UPVC double glazed Velux window, 6 x Spot light points, underfloor heating, UPVC double glazed bifold doors to side, laminate floor.

### Kitchen

UPVC double glazed window, 12 x Spot light points, Smoke alarm, UPVC double glazed door, underfloor heating, Shaker style wall & base units, marble unit, stainless inset sink mixer tap, hood extractor, 4 ring electric hob, double electric oven, space for fridge freezer, plumbing for dishwasher, tile floor.

### Landing

Composite double glazed Frosted door to side, UPVC double glazed Velux, 4 x spot light points, under floor heating, open to entrance hall, doors to Shower & Utility, tile floor.

### Utility

UPVC double glazed window, under floor heating, smoke alarm, extractor, 3 x spot light points, shaker style wall and base, marble unit, stainless sink mixer tap, plumbing for washing machine, tile floor.

### Shower

UPVC double glazed window, 4 x spot light points, extractor fan, heated towel radiator, full tiling, main feed rainfall shower, dual flush w/c, wall mounted vanity mixer, tile floor.

### Garage

Worcester boiler & hot water cylinder.

### Landing

5 x Spot light points, 2 x smoke alarms, central heating radiator, stairs to ground floor, doors to Bathroom, Bedrooms 1-3.

### Bathroom

4 x spot light points, extractor fan, central heating towel radiator, full tile, dual flush W/C, corner shower main feed rainfall head, wall mounted vanity mixer tap, tile floor.

### En-Suite

UPVC double glazed window, 4 x spot light points, extractor fan, central heating towel radiator, fully tiled, panelled bath, mixer + rinse head. Wall mounted vanity mixer, dual flush w/c, corner shower main feed rainfall head, tile floor.

### Bedroom 1

UPVC double glazed window, sliding door to Juliette balcony, central heating radiator, 10 x Spot light points, door to en suite.

### Bedroom 2

UPVC double glazed window, 9 x spot light points, central heating radiator.

### Bedroom 3

UPVC double glazed window, 4 x Spot light points, central heating radiator.

### Front Garden

Paved drive leading to door and garage.

### Side

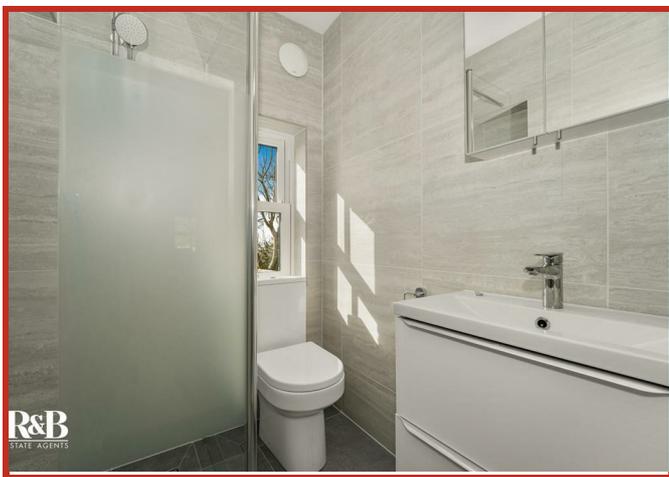
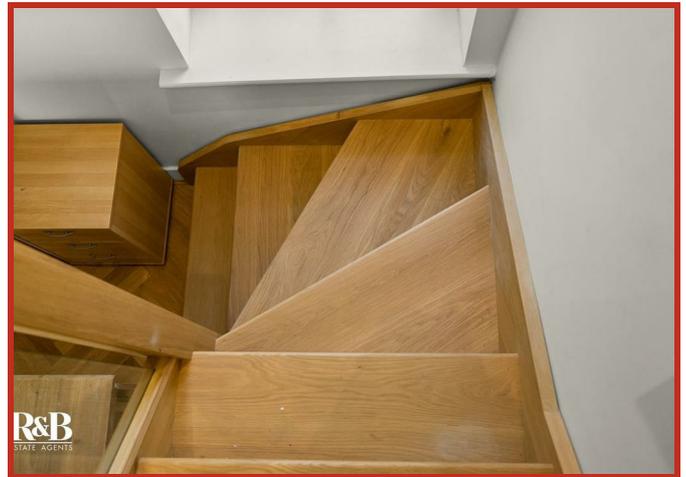
Paved Area.



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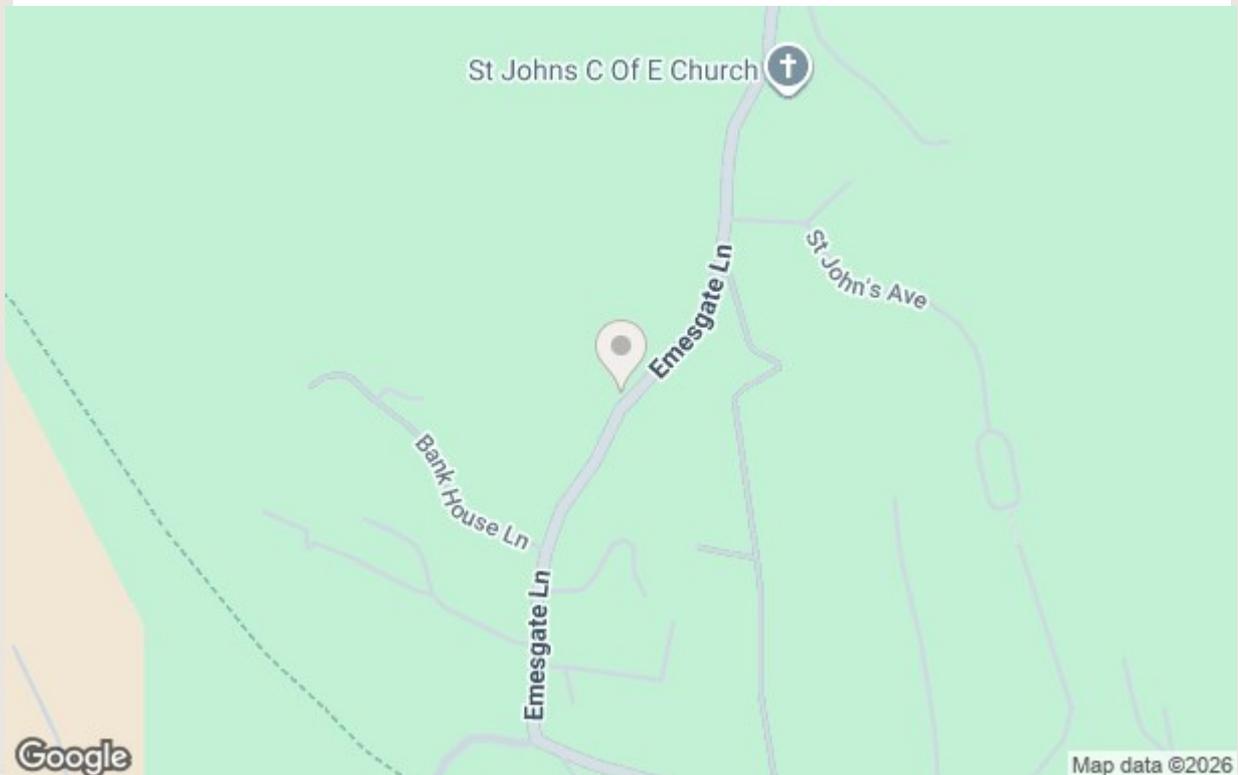
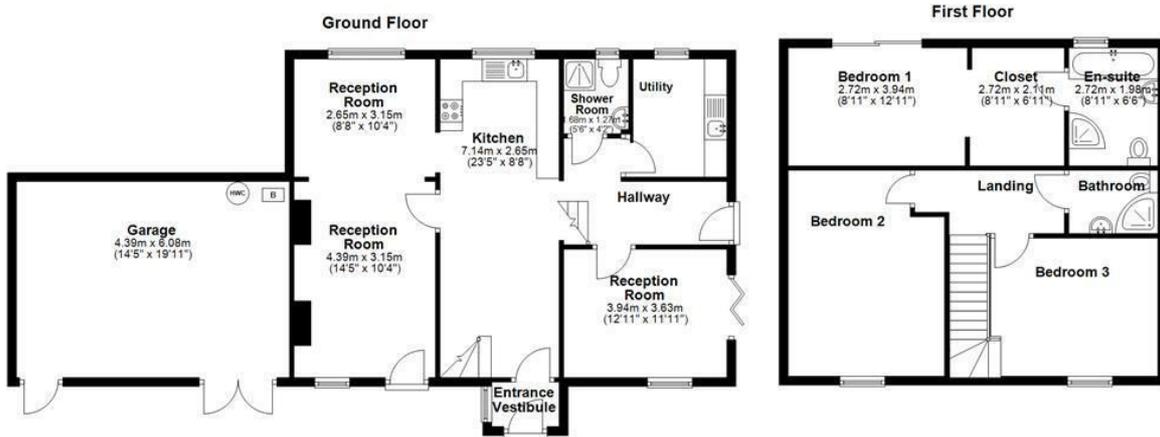
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
57	84

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC