



**6 Bed  
House - Detached  
located in**

**Jennings**  
estate agents

## 4 Redwood Heights

### Lancaster

### LA1 3FG



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## Asking price £585,000

Nestled in the desirable area of Redwood Heights, Lancaster, this impressive detached house offers a perfect blend of space and comfort for family living. With six double bedrooms, this property is ideal for those seeking ample room for family members or guests.

The house boasts two elegant reception rooms, providing versatile spaces for both relaxation and entertaining. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. The three well-appointed bathrooms ensure convenience for the entire household, making morning routines and evening unwinding a breeze. Large overall plot with an extensive garden to the rear and two large double garages.

The location in Redwood Heights is particularly appealing, offering a tranquil environment while still being within easy reach of local amenities, Grammar schools, Williamson Park and transport links. This property presents an excellent opportunity for families looking to settle in a welcoming community.

In summary, this detached house in Redwood Heights is a remarkable find, combining spacious living areas with a prime location. It is a perfect choice for those seeking a comfortable and stylish family home in Lancaster.

#### Hall

Entrance door with a double glazed window to the side. Radiator. Stairs leading to the first floor landing.

#### Cloakroom / WC

Two piece suite comprising: wash hand basin and a low level WC. Radiator. Decorative coving to the ceiling.

#### Lounge

11'10" x 18'6" (Bay)

Double glazed Bay window to the front. Two double radiators. Decorative coving to the ceiling.

#### Kitchen Diner

22'4" x 10'10" (R)

Fitted kitchen with a range of wall and base units incorporating a one and a half stainless steel sink unit, electric oven and grill, five gas hob, microwave and a stainless steel extractor fan. Space for a fridge freezer. Two double glazed windows to the rear. Tiled flooring. Radiator and a double radiator. Door to the side garden and leading into the double garage.

#### Dining Room

12' x 12'11"

Two double glazed windows to the rear and double doors leading to the rear garden. Double radiator. Decorative coving to the ceiling. Double doors leading through to the lounge.

#### First Floor

##### First Floor Landing

Stairs leading to the second floor landing. Radiator. Airing cupboard.

##### Master Bedroom

19'5" (B) x 11'11"

Double glazed Bay window to the front with countryside views. Double radiator. Decorative coving to the ceiling. Door to -

##### En-suite

Three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Double glazed window to the front. Heated towel rail.

##### Bedroom Four

12' x 11'7"

Double glazed window to the rear. Double radiator. Decorative coving to the ceiling.

##### Bathroom

Four piece suite comprising: bath with an overhead shower, bidet, wash hand basin and a low level WC. Double glazed window to the rear. Radiator. Decorative coving to the ceiling.

##### Bedroom Three

13'7" (R) x 10'6"

Double glazed window to the front. Double radiator. Decorative coving to the ceiling.

##### Bedroom Two

14'3" x 15'9"

Double doors leading to the balcony with countryside views. Two double radiators. Decorative coving to the ceiling.

#### Second Floor

##### Second Floor Landing

Velux window and a storage cupboard.



### **Bedroom Five**

11'6" x 11'12"

Double doors leading to the Juliet balcony. Two double radiators. Decorative coving to the ceiling.

### **Bedroom Six**

9'4" x 12'1"

Double glazed double doors leading to the balcony. Two double radiators. Decorative coving to the ceiling.

### **Bathroom**

Three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Double glazed window to the side. Radiator.

### **Exterior**

#### **Front Garden**

Block paved driveway providing ample parking and laid lawn. Gated access to the side leading to the rear garden.

#### **Rear Garden**

Enclosed private paved patio rear garden, raised flowerbeds and steps leading to a large patio area. Ideal for BBQ throughout the summer months. Steps leading to the large garden space to the rear. Ideal opportunity to landscape to our own requirements. Access to the rear leading to Williamson park.

#### **Double Garage**

17'2" x 16'1"

Up and over door with power and light. Door to the side and a door leading to the kitchen.

#### **Second Double Garage**

17'10" x 19'3"

Open front, double glazed uPVC window to the rear and a door to the side. Power and light.

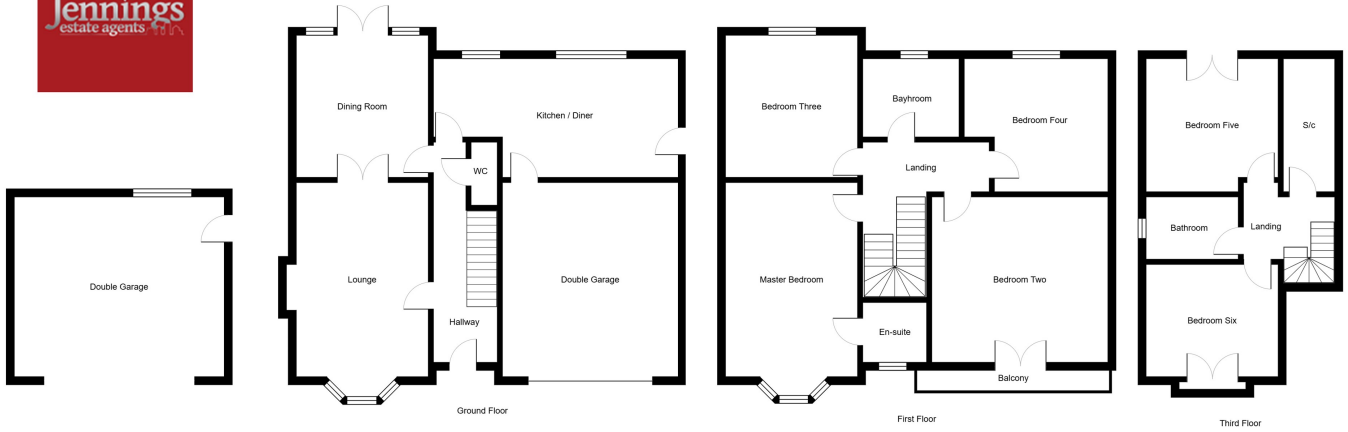
#### **Additional Information**

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Redwood Heights Lancaster, LA1 3FG



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**EPC Rating:**  
**Council Tax Band: G**

**DIRECTIONS**

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