



£430,000 Freehold

A beautifully presented four-bedroom turnkey home in a peaceful setting on the edge of Garstang. Stylish interiors, open-plan living, low-maintenance garden, and driveway with garage. Close to top schools, canal side walks, dining spots, and with easy M6 links to Preston, Lancaster & beyond.

- A beautifully presented executive family home
- Four bedrooms (Master en-suite)
- Rear extension
- Beautifully presented
- **VIEWING HIGHLY RECOMMENDED**

When style meets sophistication...

That is exactly the impression you get when stepping into this remarkable, recently built and thoughtfully extended four-bedroom family home. The current owners have styled and furnished the property with great care, resulting in a beautifully presented turnkey home — ready to move straight into. In our opinion, this property is finished to true show home standard.

The house enjoys an enviable position, overlooking a peaceful footpath and farmland beyond, making evenings here perfect for relaxing. To the front, there is driveway parking for up to two cars, leading to the integrated garage.

Stepping inside through the front door, the entrance hallway sets the tone for what is to come. Stylish porcelain tiled flooring flows through to the open-plan living spaces, while a door to the side leads into a cosy living room. With its walk-in bay window to the front elevation, this room is bathed in natural light and makes an ideal spot for intimate hosting or unwinding with a glass of wine.

The heart of the home lies in the extended open-plan kitchen, dining, and living area. This modern, family-friendly space is perfect for entertaining, mealtimes, or simply relaxing together. The sleek range of wall and base units, finished in neutral tones, are complemented by wood-block effect laminate worktops and upstands. Integrated appliances include a fridge freezer, high-level oven, gas hob with extractor, and dishwasher. A breakfast bar with storage beneath provides the perfect place for casual dining.

The dining area easily accommodates a family-sized table, while the extension creates a further sitting space — large enough for generous sofas and occasional furniture. Two Velux windows and French doors flood the room with light and open directly onto the garden, creating a seamless indoor-outdoor lifestyle.

Practical touches include a utility room with plumbing and space for a washing machine and tumble dryer, additional sink and cupboards, plus a wall unit housing the boiler. There is also a separate ground floor WC.

Upstairs, the primary bedroom suite is a real highlight — a generously sized room with stylish wall panelling, walk-in bay window, fitted wardrobes, and a modern three-piece en suite shower room. The three additional bedrooms are all doubles, with one currently being used as a home office. The family bathroom offers a four-piece suite comprising a bath with shower wand, shower cubicle, WC, and wash basin. Loft access is also available from the landing.

Externally, the rear garden is designed for low maintenance and is mainly laid to lawn with attractive patio areas, ideal for social gatherings and outdoor dining.

This home is perfectly positioned to enjoy all that Garstang has to offer. Often described as the gateway to the Forest of Bowland, Garstang is surrounded by rolling countryside and canal side scenery, making it hugely popular with walkers, cyclists, and those seeking a more relaxed lifestyle while still remaining well connected.

Garstang itself has grown into one of Lancashire's most desirable market towns, with its bustling high street filled with independent shops, welcoming cafés, and a weekly traditional market that adds real character to the town. It is also known for its excellent choice of pubs and restaurants, including well-loved local favourites such as Cobblers and Nineteen, which draw diners from the wider area.

Families are well-served by several highly regarded schools, including Garstang Academy, as well as a choice of primary schools in and around the town.

Leisure opportunities are plentiful, with beautiful canal side walks, local parks, and the nearby Guy's Thatched Hamlet — a unique canal side destination offering dining, live entertainment, and boating activities.

Commuters find Garstang particularly appealing thanks to its easy access to the M6 motorway, putting Preston, Lancaster, Blackpool, and even Manchester within straightforward reach. It is this blend of countryside charm, modern amenities, excellent schools, and connectivity that makes Garstang such a popular place to call home today.

Council Tax Band: E (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

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

Electricity supply: Mains

Heating: Gas Mains

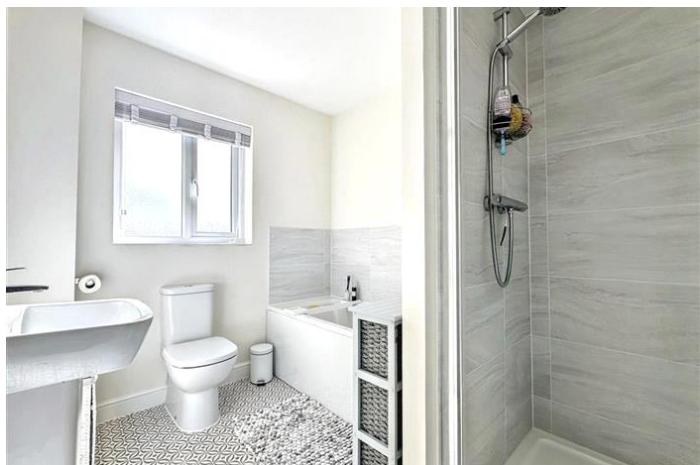
Water supply: Mains

Sewerage: Mains

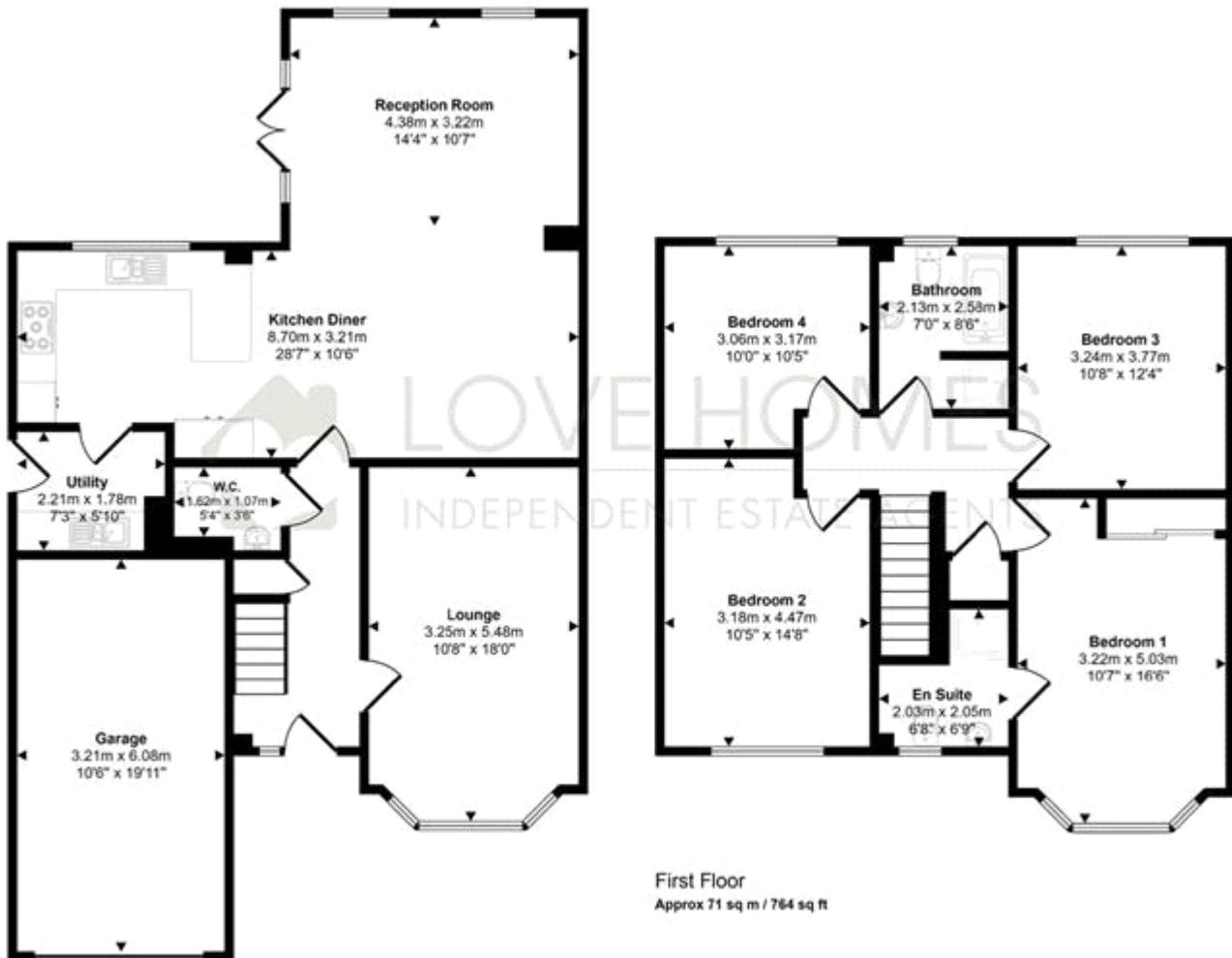
Broadband: FTTC







Approx Gross Internal Area
167 sq m / 1796 sq ft



Ground Floor
Approx 96 sq m / 1032 sq ft

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+)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
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 fixtures/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.