4, Derwent Road, Lancaster

The property at a glance

4 2 3

- Impressive Detached Home Boasting Beautiful Views
- Expansive Rear Garden
- 4/5 Bedrooms & Study
- Two Reception Rooms
- Kitchen & Utility Room
- Bathroom & Lower Ground Floor WC
- Highly Sought After Location
- Grammar Schools, Williamson's Park, City Centre Amenities
- Tenure: Freehold
- Property Band: B EPC: C

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£625,000

Get to know the property

Nestled on the charming Derwent Road in Lancaster, this exquisite house offers a perfect blend of modern living and serene surroundings. With five spacious double bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style.

Renovated throughout, the home boasts a lower ground floor that has been expertly dampproofed and tanked, while additional insulation to the original stone walls and new flooring create a warm, dry and exceptionally comfortable atmosphere, giving the older parts of the house the cosy feel more commonly associated with a modern home. The west-facing aspect provides stunning panoramic views over Lancaster and Morecambe Bay, creating a picturesque backdrop that can be enjoyed from various vantage points within the home.

As you step into the generously sized garden, you will be greeted by a tranquil paradise, perfect for relaxation and outdoor entertaining. The fitted kitchen, which opens seamlessly to the reception room, is designed for both functionality and socialising. A large utility room, complete with a shower room and pantry, adds to the convenience of daily living.

The ground floor also features a study, a fifth bedroom, and a cosy snug, while the main reception room is bathed in natural light thanks to three windows that frame the beautiful views. As evening falls, spectacular sunsets over Morecambe Bay provide an ever-changing backdrop to the room.

Ascending to the upper floor, you will find the original wood flooring that adds character and warmth to the space. The modern four-piece bathroom suite exudes a luxury hotel feel, making it a delightful retreat.

This remarkable property offers an increasingly rare lifestyle: the peace, privacy and greenery of the countryside combined with all the convenience of city living. Surrounded by mature gardens and far-reaching views, it is hard to believe that you are in the heart of Lancaster. Do not miss the opportunity to make this stunning residenc

Entrance
UPVC double glazed window, composite frosted front door, laminate floor, wood single glazed door leading to hall

Study

Bedroom Five/ Study
UPVC double glazed window, 10X spotlights, laminate floor, UPVC double glazed French doors X2

Snug
Wood single glazed windows X6, central heating radiator, cast iron log fire with wood mantle and stone hearth, smoke alarm, stairs leading to lower ground floor and first floor, laminate floor, wood single glazed French doors leading to reception room.

Reception Room 1
UPVC double glazed windows X3, central heating radiator

Reception Room 2
Wood single glazed windows x6, central heating radiator, cast iron log fire, wood mantle stone hearth, smoke alarm, stairs leading to first floor and lower ground floor, laminate floor, wood single glazed French doors leading to reception room 1.

First Floor

Landing
Central heating radiator, loft access, smoke alarm, original wood floor, doors leading to bedrooms one, two, three, four and bathroom stairs leading to ground floor.

Bathroom
UPVC double glazed frosted window, 6X spot lights, extractor fan, central heating, towel radiator, full tile walls, back to wall bathtub with mixer tap and rinse head, walk in direct feed rainfall feed shower with rinse head, dual flush W/C, pedestal sink with mixer tap, laminate floor.

Lower Ground Floor
Cellar, 7 x spot light points, UPVC double glazed window, insulated and damp proofed, re-directed water.

Kitchen/ Diner
Wood single glazed window, 2 x UPVC double glazed windows, UPVC double glazed French doors to garden, 12 x spot light points, perspex splash back, central heating towel radiator, shaker style wall, drawer and base units, Corian worktops, inset sink with mixer tap and extractor hood, 5 ring gas hob, Bosch self-cleaning oven, plumbing for dishwasher, doors to utility, laminate floor.

Utility
Central heating radiator, UPVC double glazed frosted window, panelled in wall and base units, wood effect laminate worktop, double porcelain sink with mixer tap, plumbing for washing machine, space for dryer, concealed main boiler, tile floor, composite door to garden, doors to WC and pantry, 1 x spot light point, space for fridge freezer, tile floor.

Shower Room
Central heating towel rail radiator, extractor fan, half tiled walls, low rise WC, pedestal wash basin with traditional taps, single direct feed shower cubicle, tile floor.

First Floor Landing
Central heating radiator, smoke alarm, doors to bedrooms 2-6, stairs to ground floor.

Bathroom
UPVC double glazed frosted window, central heating towel radiator, 4 x spot light points, fully tiled walls, pedestal wash basin with mixer tap, overhead, direct feed waterfall shower, tile floor.

Bedroom 2
UPVC double glazed bay window, central heating radiator, coving.

Bedroom 3
2 x UPVC double glazed window, central heating radiator, coving.

Bedroom 4
UPVC double glazed window, central heating radiator, coving, storage space.

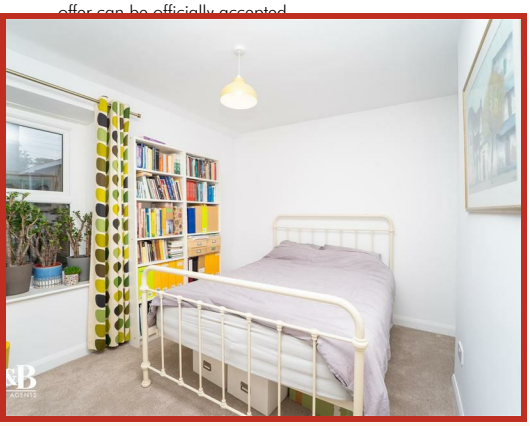
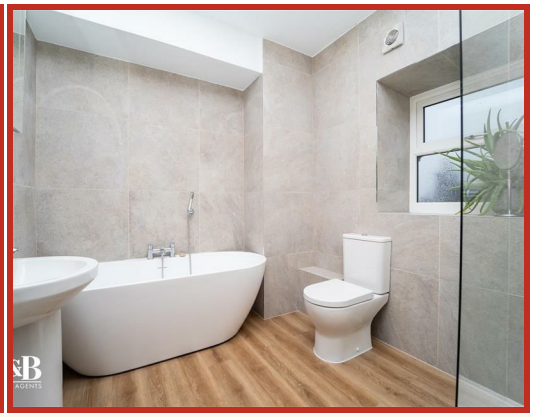
Bedroom 5
UPVC double glazed window, central heating radiator, coving.

Bedroom 6
UPVC double glazed window, central heating radiator, coving.

Front
Concrete driveway, paving, paved wall.

Rear Garden
Mature shrubs, laid to lawn, garden house, flagged patio, log cabin, flowerbeds

Disclaimer
*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

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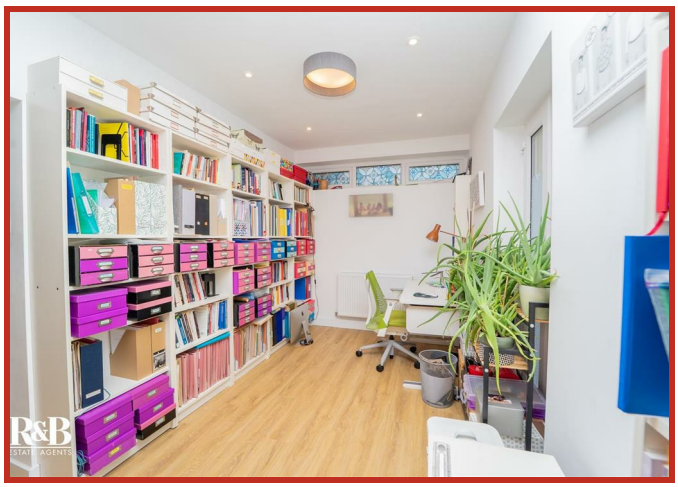

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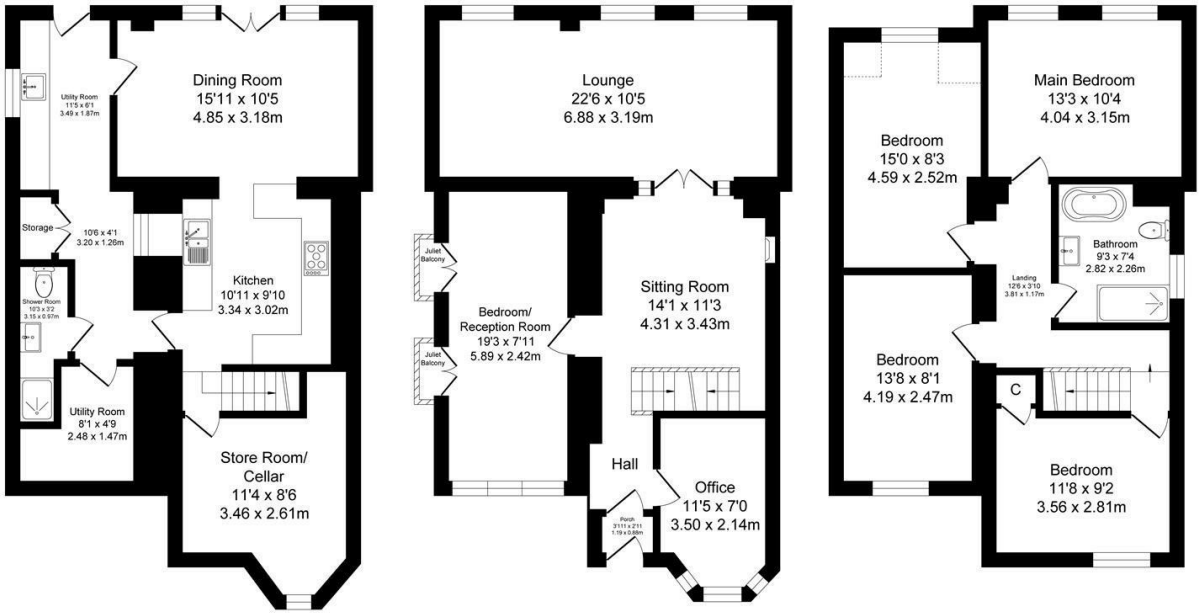
Take a nosey round

Derwent Road, Lancaster

Total Approx. Floor Area 2178 Sq.ft. (202.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Lower Ground Floor

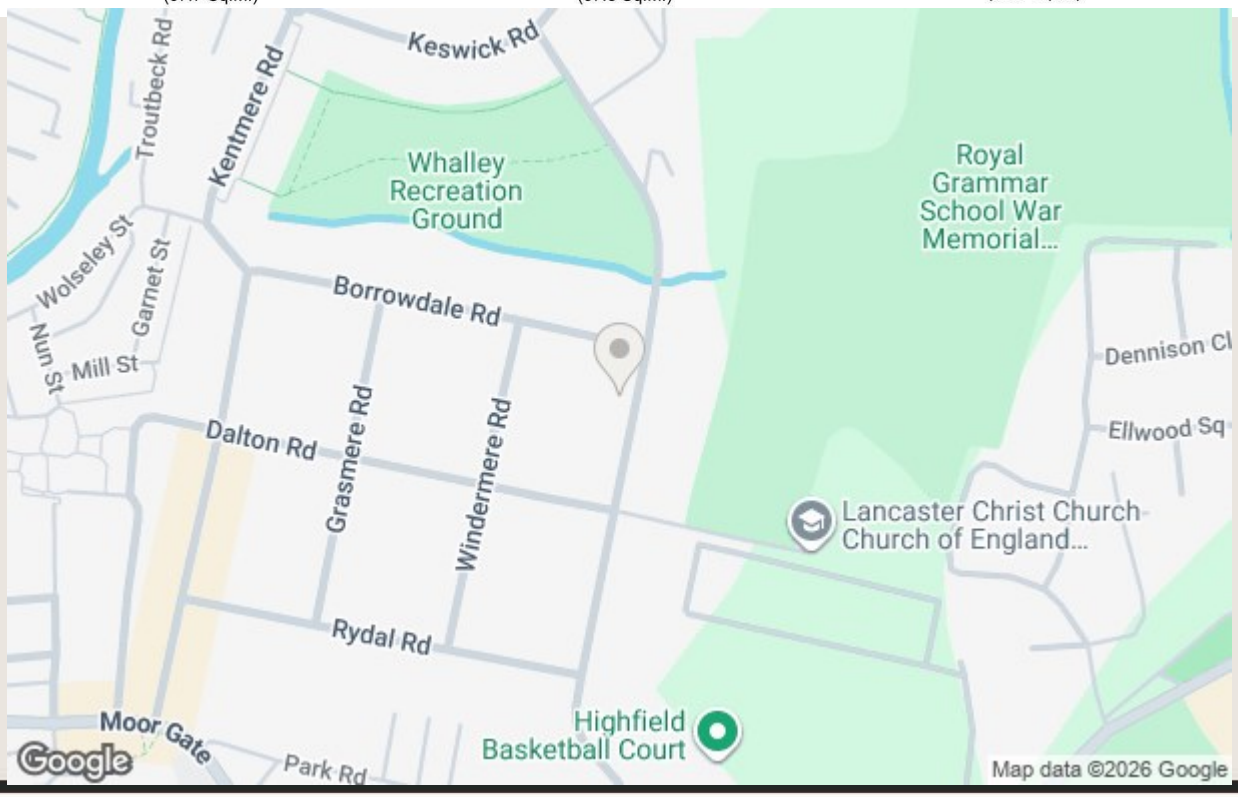
Approx. Floor Area 729 Sq.Ft (67.7 Sq.M.)

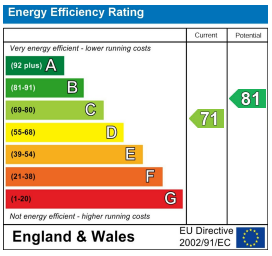
Ground Floor

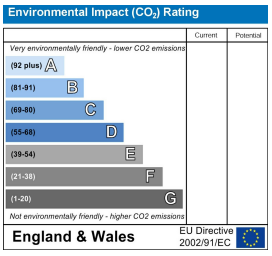
Approx. Floor Area 730 Sq.Ft (67.8 Sq.M.)

First Floor

Approx. Floor Area 719 Sq.Ft (66.8 Sq.M.)







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