



## Westover Avenue

£395,000

The Story, Westover Avenue, Warton, Carnforth, LA5 9QP

This beautifully presented family home has it all, located in the sought after village of Warton, it boasts spacious accommodation and is modern and tasteful throughout. This property really is a perfect family home and within easy walking distance to the local village school, pubs and brewery.

There are amazing walks in the local area including Warton Crag which has spectacular views.

Warton village is within easy access to the M6 motorway, Train lines and bus service in the local market town of Carnforth this property really is not one to be missed.

### Quick Overview

- Well Presented Semi-Detached Bungalow
- Four Double Bedrooms
- Open Plan Kitchen Diner
- Contemporary And Modern Style
- Good sized Garden
- Off Street Parking For Three Vehicles
- Sought After Village Location
- Close to Local Amenities
- Easy Reach Of Motorway And Rail Links
- Superfast Broadband 80bps\*



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Superfast  
Broadband

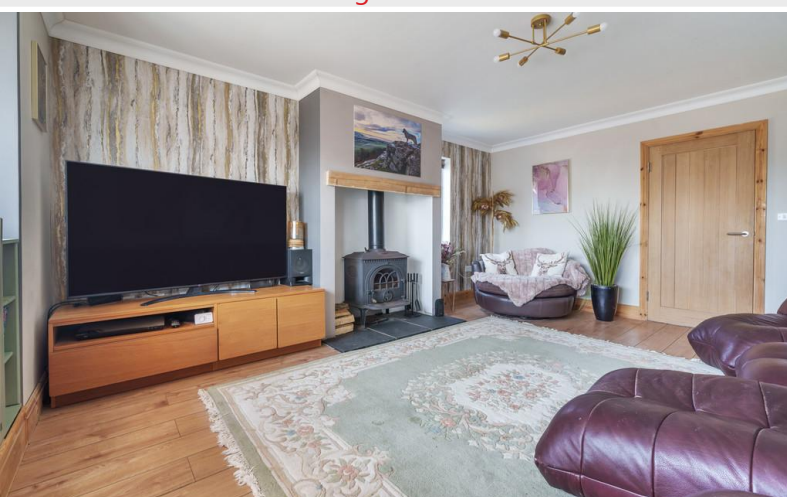


Off Street  
Parking

Property Reference: C2307



Living Room



Living Room



Kitchen



Open Plan Living

**Location** The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery and a well regarded pre-school and primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

**Property Overview** Welcome to your dream home! Discover the perfect blend of comfort, style, and functionality in this exquisite property. With its four spacious bedrooms, two beautifully designed bathrooms, and an array of exceptional features, this home is truly a haven.

Step inside and be greeted by modern and well designed spaces, through the hall and into the open plan kitchen diner, where culinary delights come to life. The well-appointed kitchen boasts modern appliances, ample storage space especially with the addition of a utility room, and a sleek design that effortlessly combines elegance and practicality.

The dining area offers a warm and inviting atmosphere, and as you continue through to the sunroom that is bathed in natural light, you are in a tranquil oasis to relax and unwind. This really is the perfect space for entertaining friends and loved ones.

From the kitchen you step into a stylish and cosy living room with feature wood burning stove, and well thought out seating in the bay window making the most of the space and a great place to spend time watching the world go by.

Bedroom Three is also on the ground floor to the front of the property and is a spacious double, next to this is a well-appointed modern downstairs bathroom that is stylish with w/c, handwash basin and walk in shower.

Bedroom One is stunning with a partition wall creating a dressing room where there is ample space for all your belongings. Bedroom Two is a spacious double room and Bedroom Four is a small double but would make fantastic office or study space also.

A tranquil family bathroom boasts both a shower and stylish bath, w/c and hand wash basin and is a perfect oasis to



Dining Area



Bedroom One



Bedroom Three



Dressing Room



Berroom Two



Bedroom Four

relax.

In conclusion, this home encapsulates the epitome of modern living. Don't miss the opportunity to make this your forever home. Schedule a viewing today and experience the luxury and comfort that await you!

**Outside** Step outside and be enchanted by this beautiful landscaped haven. This private sanctuary offers a place to escape the hustle and bustle of everyday life, What truly sets this garden apart is the well designed seating area and bar, a delightful addition that allows you to entertain guests while enjoying the fresh air and summer sun.

**Directions** Located in the historic village of Warton, the property can be found by turning left from the Hackney & Leigh office in Carnforth. Pass through Millhead and enter Warton. Go along the main street until there is a turning on your right to Borwick Lane. Turn right there, and then take the first right into Back Lane. The property is located on the corner of Back Lane and Westover Avenue.

**What3words** ///records.snake.modifies

**Parking** No need to worry about parking, as this property provides ample space for up to three cars. Whether you have a growing family or simply value convenience, this feature ensures that you and your loved ones can easily come and go without any hassle.

**Accommodation (with approximate dimensions)**

**Porch** 6' 6" x 4' 4" (1.98m x 1.32m)

**Living Room** 18' 11" x 13' 10" (5.77m x 4.22m)

**Kitchen/Breakfast Room** 24' 4" x 10' 2" (7.42m x 3.1m)

**Sun Room** 11' 4" x 9' 9" (3.45m x 2.97m)

**Utility Room** 6' 4" x 5' 11" (1.93m x 1.8m)

**Bedroom One** 24' 6max" x 10' 0" (7.47m x 3.05m)

**Bedroom Two** 19' 0" x 11' 3" (5.79m x 3.43m)

**Bedroom Three** 13' 2" x 10' 0" (4.01m x 3.05m)

**Bedroom Four** 13' 3" x 8' 2" (4.04m x 2.49m)

**Summer House/Bar** 8' 0" x 5' 11" (2.44m x 1.8m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council



Bathroom



Seating Area



Summerhouse Bar



Garden

**Request a Viewing Online or Call 01524 737727**

## Meet the Team

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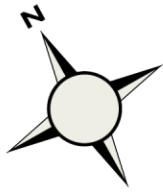
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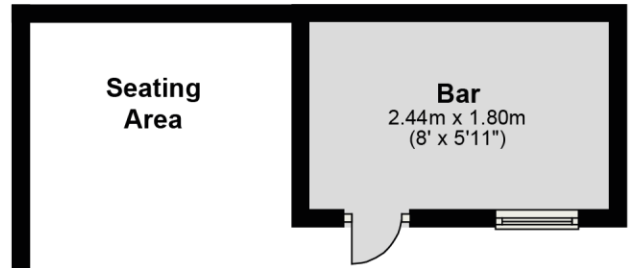
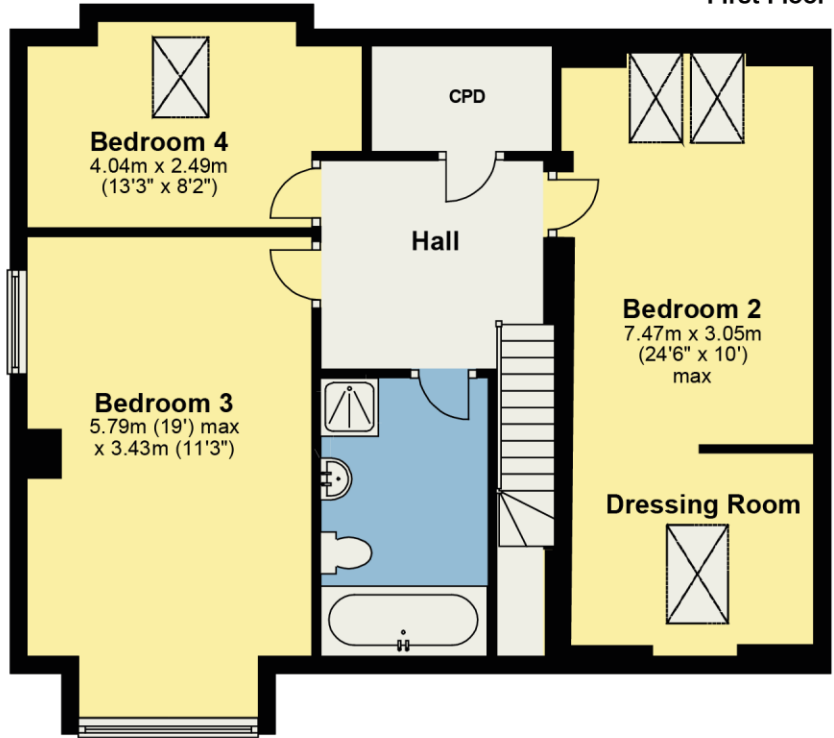


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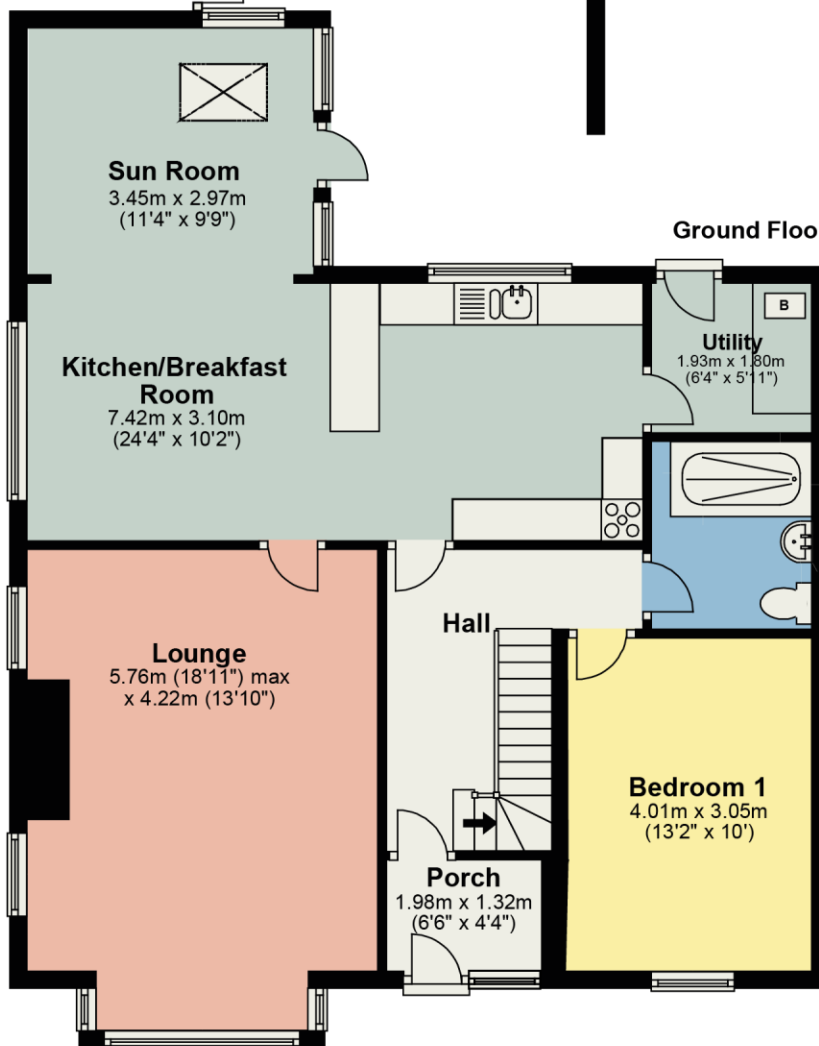
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First Floor



Ground Floor



Total area: approx. 166.0 sq. metres (1786.8 sq. feet)

For illustrative purposes only. Not to scale. REF: C1919