



# Warton

£245,000

Poppy Crest, Grange View, Warton, Carnforth, LA5 9HL

In search of a new home that seamlessly merges style, comfort, and modern convenience? Look no further than Poppy Crest! Introducing this exceptional new build property meticulously designed to exceed the highest standards of quality and craftsmanship.

Boasting three bedrooms, spacious living areas enhanced with contemporary design touches, chic bathroom, and a convenient downstairs W.C, this home is appointed with premium fixtures, high-quality flooring, and exquisite finishes throughout.

With dedicated off-street parking and integrated Hotpoint appliances, every aspect has been thoughtfully curated to enhance your lifestyle. Don't miss the chance to make Poppy Crest your new home.

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Ultrafast  
Broadband
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Driveway

## Quick Overview

- Three Bedroom Semi Detached New Build Home
- Charcoal and Ivory Kitchen Diner with Marble Effect Worktop
- Integrated Hot Point Appliances
- Separate Utility
- Driveway Providing Ample Off Street Parking
- French Doors with Access to the Private Rear Garden
- Rehau Double Glazing
- Downstairs W.C.
- Close to Local Amenities, Transport Links and Primary Schools
- Ultrafast 1000 Mbps Broadband Available\*

Property Reference: C2398



Kitchen Diner



Kitchen Diner



Living Room



Bedroom One

**Location** Located in Millhead, you'll enjoy the best of both worlds - a peaceful neighbourhood setting combined with proximity to local amenities.

For nature enthusiasts, the village of Warton is only a short walk away and offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll, providing a vast array of walks on the doorstep. 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** Introducing Poppy Crest, where every step welcomes you into spacious elegance with beautiful views of Warton Crag from your doorstep. Enter through the delightful hallway, seamlessly connecting you to every corner of the home. To the right, discover the inviting charm of the cosy living room, offering a perfect retreat for relaxation. With its move-in ready status, this property eagerly awaits your personal touch to transform it into your own sanctuary of comfort and style.

To the rear of the property, the kitchen diner awaits, boasting charcoal and ivory sleek handleless cabinetry, marble effect worktop, and top-of-the-range appliances including a Hot Point gas hob with extractor hood, Hot Point dishwasher, and under counter Hot Point fridge. With ample space for family gatherings and entertaining, French doors lead to the rear garden, blending indoor and outdoor living seamlessly. Adjacent to the kitchen, the separate utility area offers convenience with plumbing for a washing machine and space for a dryer.

Additionally, on the ground floor, you will find a convenient downstairs toilet and handy storage cupboard, adding practicality and functionality to the living space.

Ascend the stairs, guided by the plush grey carpet, to the first floor where you will discover two spacious double bedrooms and an additional single bedroom, each offering ample room for furniture and personalisation, bedroom two which overlooks the rear aspect boasts beautiful views of Warton Crag.

The family bathroom is adorned with a pristine white suite featuring a cistern, vanity sink, and bath with overhead shower, all complemented by a grey marble effect tile surround. Adding a touch of elegance are the Hansgrohe fittings, an anthracite towel rail with chrome finishing completes the ensemble, ensuring both style and functionality.



**Outside & Parking** Externally, this property features off-street parking at the front, accompanied by a well-kept lawn border and inviting steps. At the rear, you will discover a low-maintenance private garden, complete with a beautifully landscaped patio area, ideal for hosting gatherings and al fresco dining.

**Directions** From the Hackney & Leigh Carnforth office, turn left and leave Carnforth, passing under the railway bridge. Travel over a small hump back bridge into Millhead, taking the fourth turning on the right onto Grange View. The property is situated on your left hand side and can be located by our For Sale board.

**What3Words** ///dozen.recipient.radically

**Accommodation with approximate dimensions**

**Living Room** 11' 8" x 11' 4" (3.56m x 3.45m)

**Kitchen Diner** 18' 6" x 10' 3" (5.64m x 3.12m)

**Utility** 5' 4" x 4' 1" (1.63m x 1.24m)

**Downstairs W.C** 5' 7" x 4' (1.7m x 1.22m)

**Bedroom One** 16' x 9' 5" (4.88m x 2.87m)

**Bedroom Two** 10' 5" x 11' 1" (3.18m x 3.38m)

**Bedroom Three** 10' 3" x 8' 8" (3.12m x 2.64m)

**Property Information**

**Services** Mains gas, mains electricity and mains drainage.

**Council Tax** TBC - Lancaster City Council

**Tenure** Freehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.



Bedroom Two



Bedroom Three

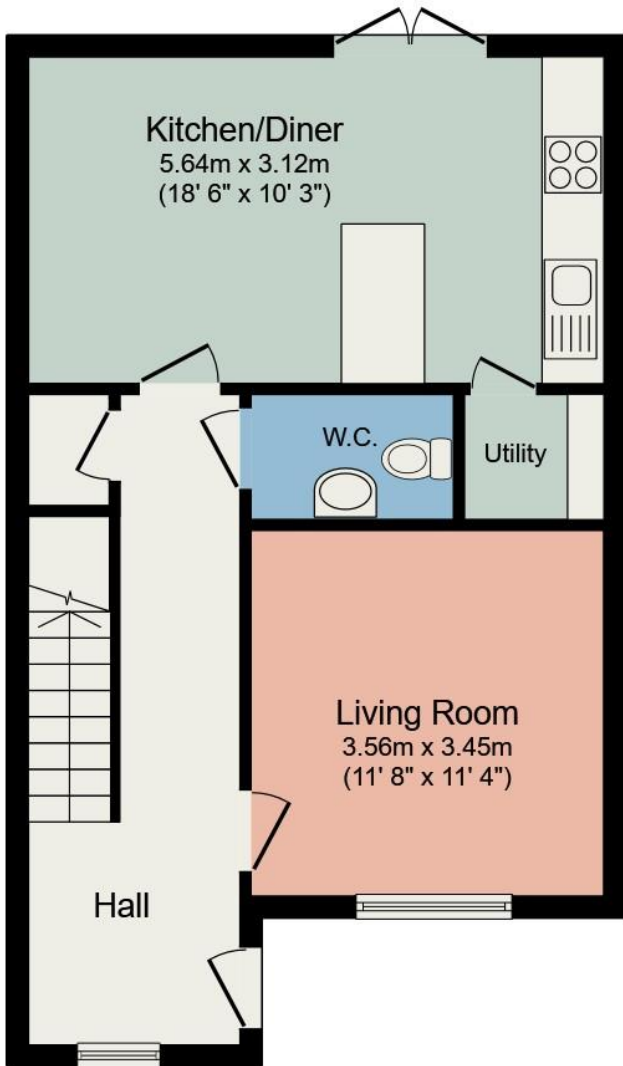


Bathroom

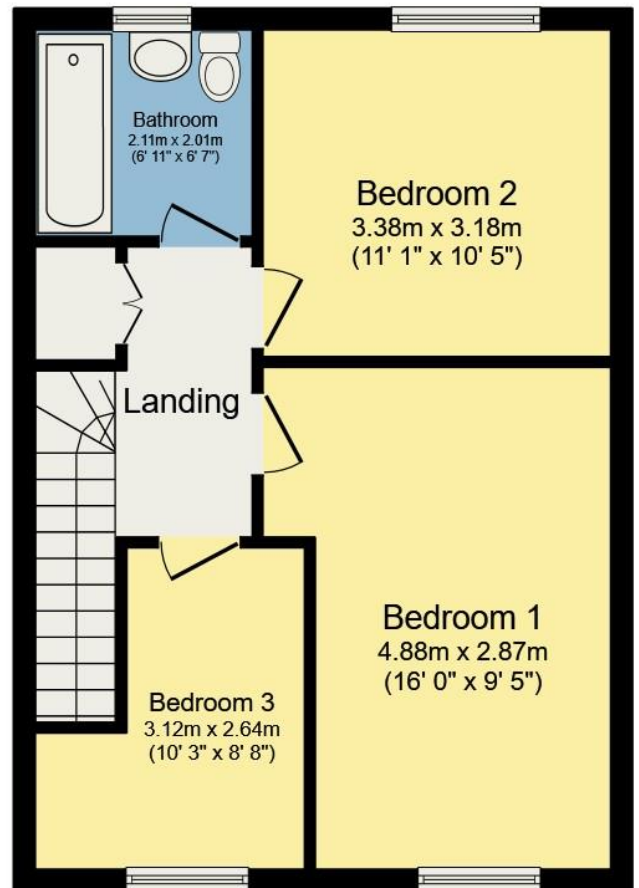


Rear Garden

# Grange View, Warton



## Ground Floor



## First Floor

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