



54 Mayfield Avenue, Holme

Guide Price £545,000





## 54 Mayfield Avenue

Holme, Carnforth

Welcome to this fantastic 4-bedroom detached house located in a sought-after area with fantastic views of Farleton Knott. This spacious property boasts a lounge, dining room, study, and a dining kitchen - perfect for entertaining friends and family. You'll find four bedrooms upstairs, along with a modern bathroom and ensuite for added convenience.

The property also features a handy utility room and downstairs WC, making daily tasks a breeze. With a garage and driveway, parking will never be an issue. Step outside and relax in the well-established garden, a peaceful retreat after a long day.

Enjoy the stunning views from the comfort of your own home, and with plenty of space both inside and out, this property offers the perfect blend of comfort and style. Don't miss the opportunity to make this house your new home!

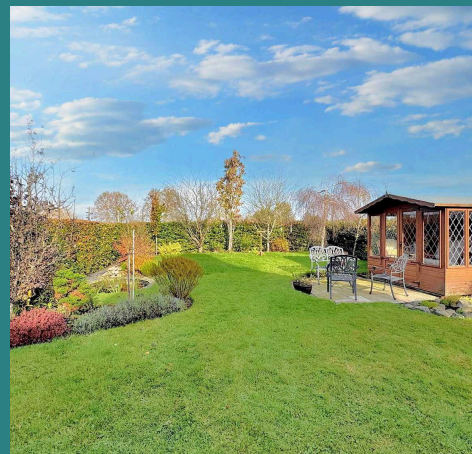
At Crooklands roundabout take the exit for A6070, at the next roundabout take the 2nd exit to stay on the A6070. Turn right onto Burton Rd/B6384, continue to follow B6384, turn right onto Mayfield Ave, 54 can be found on the right hand side.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Hallway

6' 10" x 14' 8" (2.09m x 4.48m)

Spacious hallway with doors to the study, dining room, living room, kitchen and WC. Stairs to the first floor.

### Living Room

14' 8" x 17' 8" (4.48m x 5.38m)

A spacious bright room with patio doors leading to the garden and french doors leading to the dining room. Electric stove effect fire with attractive oak mantle.

### Breakfast Kitchen

10' 11" x 12' 10" (3.33m x 3.92m)

An attractive and generous kitchen with granite worktop, built in fridge/freezer, dishwasher, oven and gas hob with extractor over. There is a window looking out onto the garden and a door leading to the utility room.

### Dining Room

10' 4" x 10' 9" (3.14m x 3.28m)

The dining room has a door to the hallway and french doors to the living room.

### Study

10' 6" x 7' 3" (3.21m x 2.22m)

Perfect office space or snug, window to the front aspect.

### Utility Room

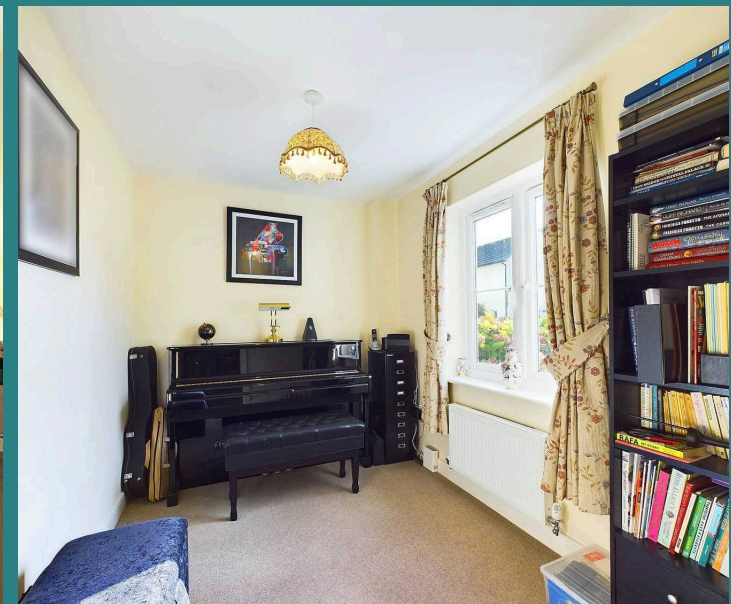
6' 11" x 5' 2" (2.12m x 1.58m)

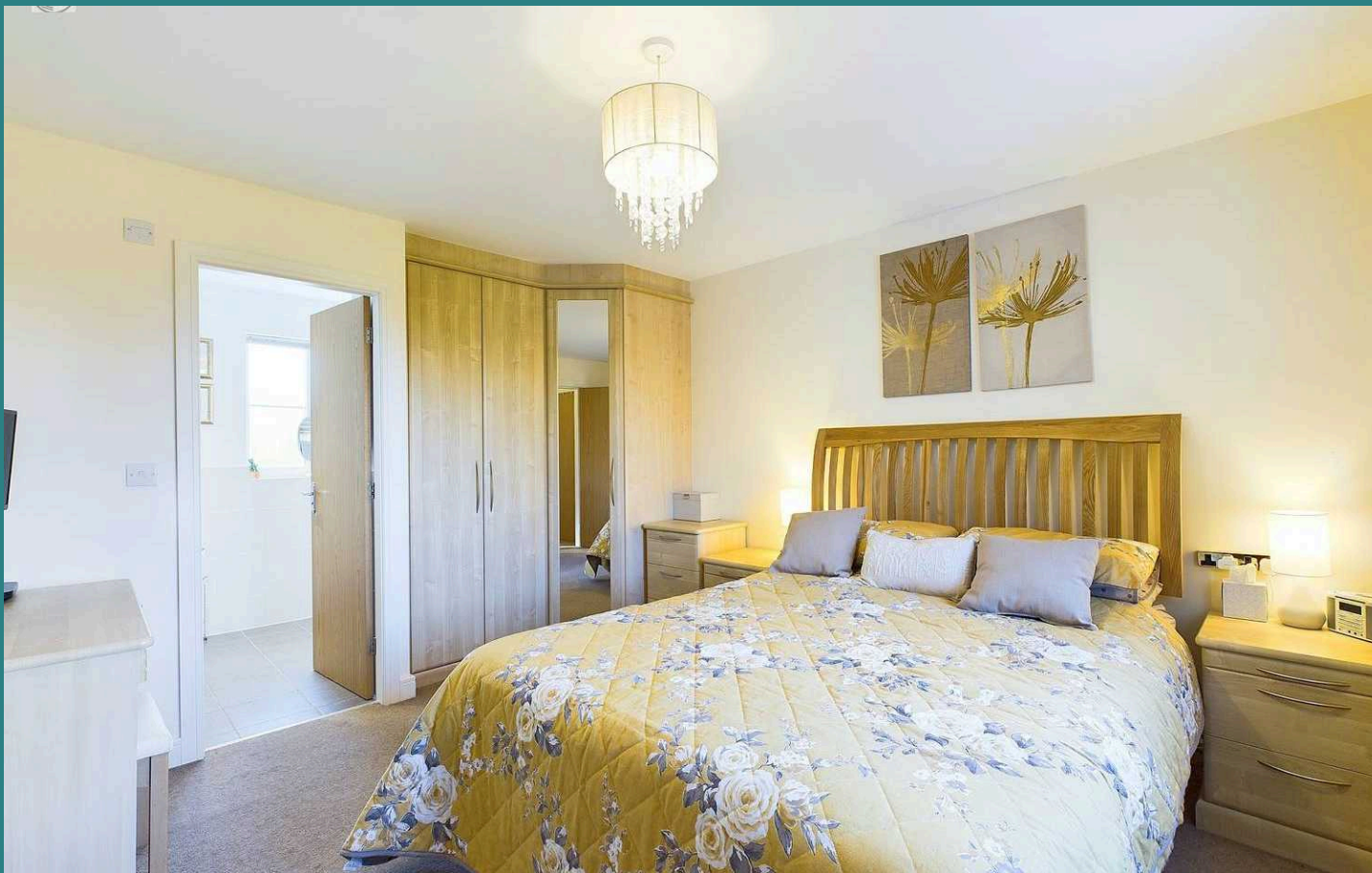
Plumbing for under counter washing machine, under counter space for a tumble drier and door to the integral garage.

### WC

3' 10" x 5' 2" (1.18m x 1.57m)

WC with wash hand basin, tiled floor and walls.





### Landing

6' 6" x 11' 8" (1.97m x 3.55m)

Doors lead to the four bedrooms, bathroom and airing cupboard. Loft access.

### Bedroom 1

13' 2" x 12' 0" (4.01m x 3.67m)

A generous room with an ensuite, wardrobe and window to the rear aspect.

### Ensuite

10' 10" x 6' 3" (3.30m x 1.91m)

Generous shower, wash hand basin, shaver point, extractor fan, WC and ladder radiator.

### Bedroom 2

14' 9" x 14' 1" (4.49m x 4.30m)

Another generous room with dual aspect windows, built in wardrobes and loft access.

### Bedroom 3

10' 11" x 9' 7" (3.34m x 2.91m)

A double room with built-in wardrobes and a lovely view of Farleton Knott.

### Bedroom 4

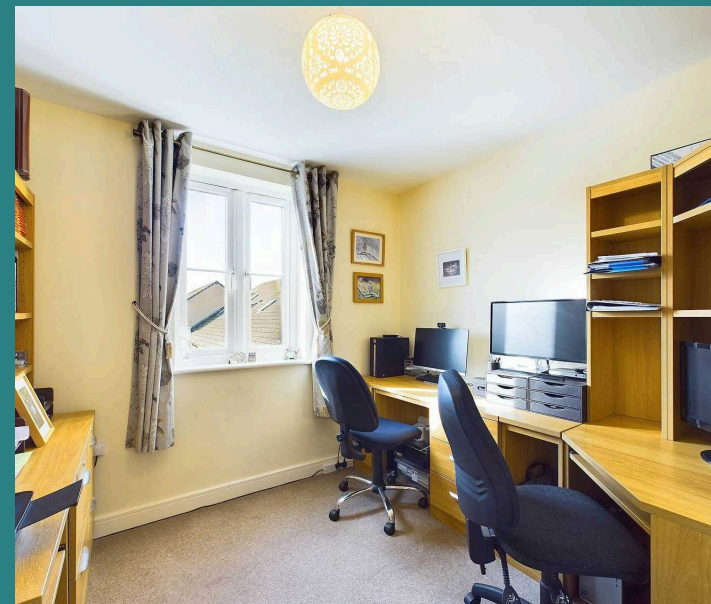
8' 11" x 8' 6" (2.71m x 2.60m)

Single room with window to front aspect. Currently used as a study.

### Family Bathroom

10' 11" x 6' 6" (3.33m x 1.99m)

Large bath and mirror, seperate shower, WC, wash hand basin, ladder radiator and extractor fan.



## FRONT GARDEN

There is a driveway and access to the garage, mature shrubs and path to the rear garden.

## REAR GARDEN

Private garden with a generous lawn and patio seating area to take in the fabulous views of Farleton Knott. There is a summer house with patio area, greenhouse, pond and fruit trees including pear, damson and crab apple. A side gate leads to the bin storage area and a path to the front of the property.

## Garage

Single Garage

## Driveway

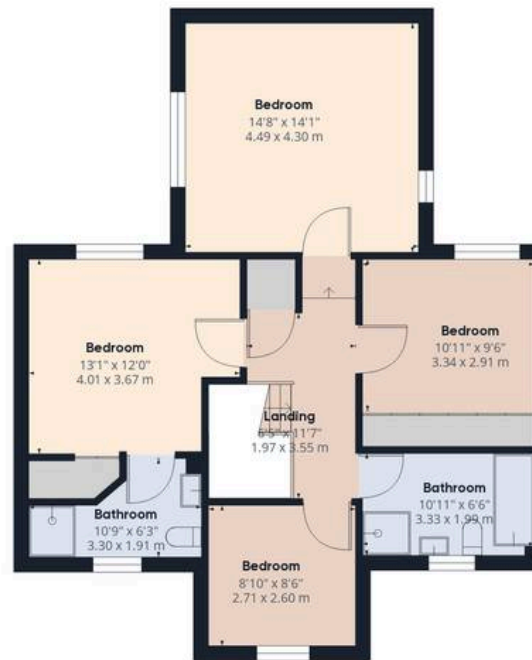
2 Parking Spaces

Mains Water, Gas, Electric and Drainage





Ground Floor



Floor 1



## Arnold Greenwood Estate Agents

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