



Warton

£285,000

4 Hazelmount Drive, Warton, Carnforth, LA5 9HR

A well-presented three-bedroom detached bungalow offering spacious and flexible living in a sought-after location. With three generous double bedrooms, adaptable accommodation, and pleasant views towards Warton Crag, this property suits a variety of buyers, from families to those looking to downsize without compromise. Set in a peaceful neighbourhood with easy access to local amenities, schools, and transport links, 4 Hazelmount Drive combines comfort, convenience, and a desirable semi-rural setting.

Quick Overview

- Detached Bungalow
- 3 Double Bedrooms
- Well Presented Throughout
- Generous Living Spaces
- Fantastic Views of Warton Crag
- Quiet Residential Location
- Easy to Maintain Gardens
- Close to Local Amenities
- Off Road Parking & Garage
- Superfast Broadband Available



3



1



2



TBC



Superfast
Broadband



Off Road Parking
& Garage

Property Reference: C2595



Sitting/Dining Area



Bathroom



Living Room



Kitchen

Upon entering via the porch, you are greeted by a welcoming reception area, perfect for a cozy seating space or family dining area. The ground floor also features a WC, a bathroom fitted with a corner shower and wash basin, and a well-equipped kitchen with wall and base units, a freestanding cooker with four-ring hob, stainless steel sink, and direct access to the rear garden.

The spacious living room enjoys a rear aspect with lovely views towards Warton Crag, and provides access to the first floor. Completing the ground floor is Bedroom One, a generous double with a front aspect window, ideal for those seeking convenient, lateral living.

Upstairs, you'll find two further double bedrooms, both well-proportioned and featuring eaves storage and side-aspect windows. And a WC for convenience.

Externally, the property benefits from low-maintenance gardens. To the rear, there is a split-level garden with a patio area and artificial lawn, perfect for relaxing or entertaining. The front garden includes a driveway, mature planting, and access to the large garage, which can be reached from both the front and rear of the property.

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, schools, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Accommodation (with approximate dimensions)

Porch 4' 9" x 2' 11" (1.45m x 0.89m)

Sitting/Dining Area 12' 0" x 8' 8" (3.66m x 2.64m)

Downstairs WC 5' 11" x 2' 11" (1.8m x 0.89m)

Bathroom 5' 11" x 5' 6" (1.8m x 1.68m)

Kitchen 8' 9" x 10' 8" (2.67m x 3.25m)

Living Room 11' 9" x 16' 11" (3.58m x 5.16m)

Bedroom One 11' 9" x 12' 0" (3.58m x 3.66m)

First Floor

Bedroom Two 10' 6" x 10' 10" (3.2m x 3.3m)

Upstairs WC 4' 1" x 4' 9" (1.24m x 1.45m)

Bedroom Three 8' 11" x 12' 4" (2.72m x 3.76m)

Garage 9' 2" x 22' 5" (2.79m x 6.83m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth Office, turn left and follow the road towards Warton. Proceed under the railway bridge and continue over the small humpback bridge, Hazelmount Drive is the first turning on the left hand side, follow the road round passing two right hand turns and number 4 is to the right just after the second right.

What3Words ///repeating.rich.womanly

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



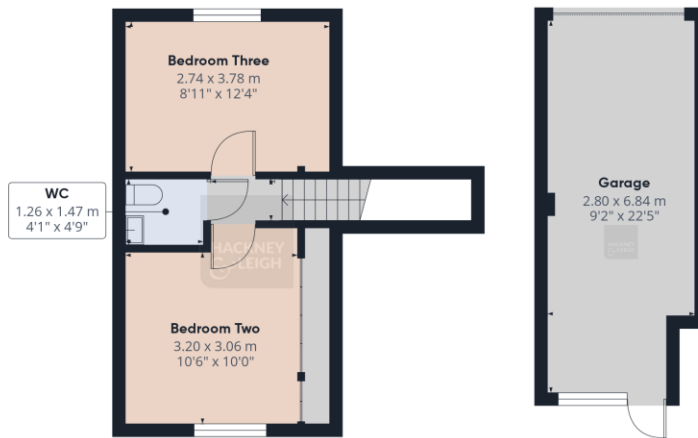
Bedroom Three



Garden



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area^m

111 m²
1194 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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