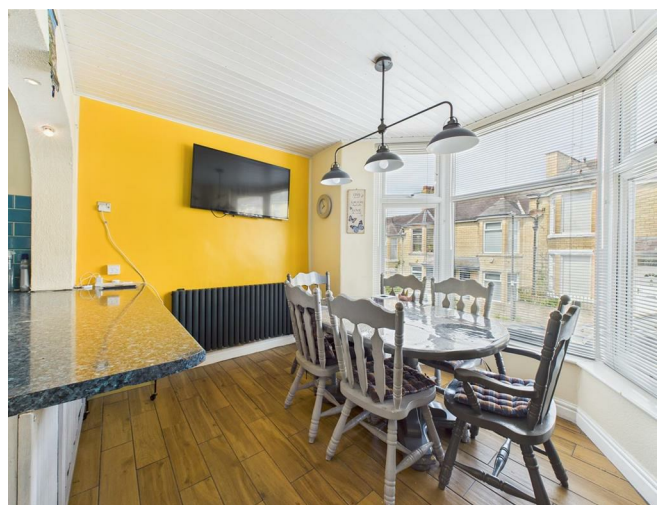


## 42 Brunton Road, Lancaster, LA1 4UQ



**£350,000**



Set over four impressive floors, this semi-detached four-bedroom home offers an abundance of space, making it perfect for a growing family in search of both comfort and versatility. From the moment you step inside, you're greeted by two inviting reception rooms, one ideal for cosy evenings in, the other perfect for family gatherings or a children's play space. At the heart of the home lies a charming kitchen/diner, thoughtfully designed as a welcoming space to cook, share meals, and create memories together.

Venture down to the cellar level and you'll find even more to enjoy, a large utility area, a handy cloakroom, a dedicated office/ guest bedroom and a useful storage room to keep everyday life organised and clutter-free.

The first floor is home to three well-proportioned bedrooms, one benefiting from its own en-suite shower room, alongside a stylish family shower room for convenience. The second floor offers a spacious fourth bedroom with the added bonus of a dressing room or nursery – a flexible layout to adapt as your family's needs evolve.

Outside, the property occupies a generous corner plot, with pretty gardens to the front and side, adding to its kerb appeal. To the rear, the large, low-maintenance garden provides a wonderful setting for summer barbecues or simply relaxing in the fresh air. Gated access also offers the option for secure off-road parking for numerous cars, making this home as practical as it is inviting.

## Hallway



Wood flooring, stairs to the first floor.

## Lounge



Double-glazed window to the front, carpeted floor, radiator.

## Dining Room



Double-glazed window to the side and rear, carpeted floor, radiator.

## Kitchen/Diner



Dining area with a double-glazed window to the front, wood flooring, radiator. Kitchen with a double-glazed window to the side, a range of matching wall and base cabinets, a five-ring gas hob and extractor hood, an electric oven and grill, stainless steel sink, plumbing for washing machine, space for American-style fridge/freezer, breakfast bar, door to basement, wood flooring.

## Cellar Rooms

Accessed from the kitchen.

## Utility Room



Double-glazed windows to the rear and double-glazed door to the garden, wall and base units, composite sink, plumbing for washing machine and space for dryer, walk-in understairs storage cupboard, cupboard housing consumer unit and gas meter, tiled flooring, radiator.

## Cloakroom

Wash hand basin, tiled floor, W.C.

### Office/Guest bedroom

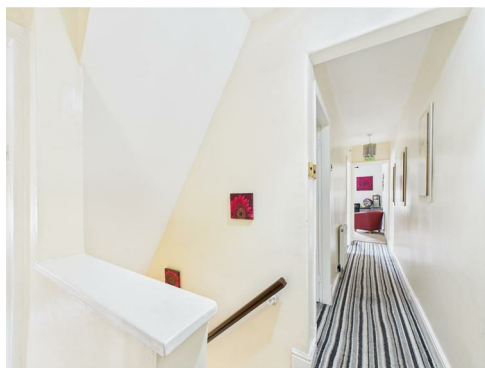


Carpeted floor, cupboard housing ideal combi boiler.

### Storage Room

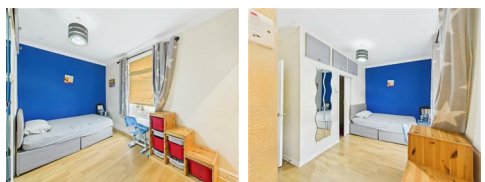
A handy storage room, offering plenty of practicality and the flexibility to be adapted to a multitude of uses.

### First Floor Landing



Stairs to the second floor

### Bedroom Two



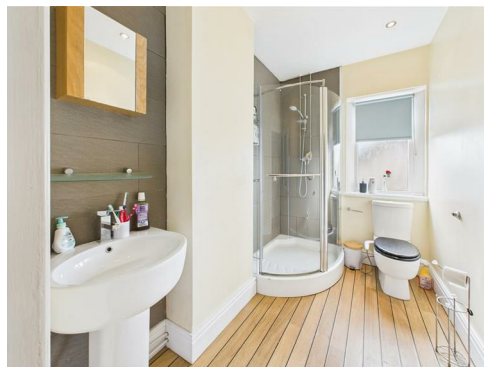
Double-glazed window to the front, walk-in dressing room with a double-glazed velux window, laminate floor, radiator, door to the en-suite.

### En-Suite Shower Room



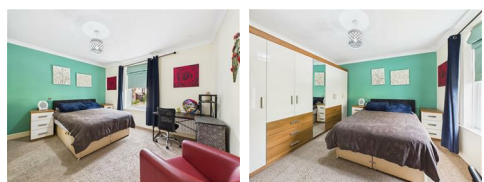
Shower cubicle with electric shower, vanity unit with inset wash hand basin, laminate floor, extractor fan, W.C.

### Family Shower Room



Double-glazed window to the side, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, laminate floor, W.C.

### Bedroom Three



Double-glazed window to the side, built-in wardrobes, carpeted floor, radiator.

### Bedroom Four



Double-glazed window to the front, carpeted floor, radiator.

### Second Floor



### Bedroom One



Double-glazed velux window, carpeted floor, radiator.



## Dressing Room



Double-glazed velux window, laminate floor, radiator.

## Outside



To the front, raised flower beds add a touch of charm alongside various seating areas where you can sit back and enjoy the surroundings. Double gates provide access to the rear, where you'll find off-road parking for numerous cars if required. The rear garden is both spacious and fully enclosed, designed to be low-maintenance with patio areas ideal for outdoor dining or entertaining. A handy water tap and further double gates complete this practical and inviting outdoor space.

## Useful Information

Freehold

Council Tax Band (C) £2,140

No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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