

2 Parkgate Drive

Standen Park, Lancaster, Lancashire, LA1 3FE

£495,000

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Are you looking for a spacious detached family home? One where all the bedrooms are doubles and there are 3 reception rooms?

This elegant home stands in the beautiful, mature grounds of Standen Park. Homes don't come much finer this.....

A brief description

Perfectly positioned and surrounded by greenery, Parkgate Drive is an exceptional family home.

Sized to house the growing family, this triple level residence boasts impressive living space with its 3 reception rooms, spacious kitchen diner and 5 generous sized double bedrooms.

This is a home which stands proud and elegant. The beautiful facade offers a preview of the immaculate interiors. It is a home of grand proportions and even though the home was built in 1999 it has a classic period elegance.

Come with us and discover this beautiful spacious family home with its double integral garage and beautiful gardens.



Key Features

- An immaculate detached home
- 5 bedrooms (all are double rooms)
- 3 reception rooms
- Spacious dine in kitchen
- 3 bathrooms including ensuite
- Ground floor wc
- Integral double garage
- Superb south facing garden
- Stunning grounds

Welcome to Standen Park

Welcome to Standen Park, an exclusive private development, shrouded in greenery, neighbouring Williamson Park. As you drive on to the development, you'll feel a sense of arrival. The atmosphere changes - it feels calm, peaceful, even serene. The grounds are protected such are their natural beauty.

This development is home to doctors, solicitors and many of Lancaster's professionals. The homes are stunning, many are unique, each is individual. Live here and you are just a short drive from Lancaster City Centre. You are just a 10-minute drive from Lancaster University and also the hospital. The Boys Grammar School is within walking distance.

Living at Standen Park is special. You'll soon discover why this prestigious estate is one of Lancaster's premier addresses.





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Step inside

Pull up on the large driveway, lined by the front garden and park in front of your double garage. Parkgate Drive is a large family home and you'll soon appreciate that this home has parking for several vehicles.

Step inside the hallway, the ground floor WC is set just off - perfect for when you have visiting guests. Straight ahead is the large kitchen diner. To the left is the first of your 3 reception rooms. This truly is a spacious family home.

The ground floor living rooms

The 18 ft long bay fronted lounge is designed for family living. The decor is neutral. Warm yourself in front of the coal effect fire. Pause at the window and take in the tree-lined outlook as you look out towards Standen Park House.

Head through the french doors and into the formal dining room. The current set up ensures a family of 6 can comfortably dine around the table, however, open it up and soon you'll be entertaining 10 plus! French doors open from the dining room into the south facing garden.

The spacious diner kitchen

Conveniently adjacent to the dining room is the family sized kitchen diner. Bright and cheerful, sun streams in through the twin windows. This kitchen is a true cooks delight with ample units and cabinets. The appliances are all integral and include a family size fridge freezer, washing machine and a dishwasher and oven which are both approximately 1 year old. There is also space to casually dine or simply stop for a moment and enjoy a coffee break.

From the kitchen, there is integral access to the garage.

The first floor lounge

Come upstairs and discover your first-floor living room. Open the french doors and step out onto the balcony and take in the evergreen view. You are surrounded by magnificent specimen trees. Large Cedars and Spruces stand proudly in the grounds of Standen Park, take a moment to breathe in the fragrant wood smell.

The bedrooms and bathroom

The first floor plays host to three generous sized double bedrooms and the family 4-piece bathroom suite. The master suite mirrors the floor space of the main lounge. Fitted along one wall is a vast array of built-in his and her wardrobes. Step through to your private ensuite shower room, an essential in a home of this size and stature.

Take the stairs to the upper floor, home to two further bedrooms, both which feature French doors that open to stylish balconettes and have fabulous views. This floor also has its own bathroom. This is a home where there is literally a toilet on every floor!

What we like

There is something special about Parkgate Drive. You feel it as you drive on to this private estate. This is a home surrounded by greenery.

No wonder it has been declared an area of outstanding beauty!



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The gardens and garage

Let's discover your private south facing garden. Low maintenance and stunning in its simplicity, you'll love the large paved patio and abundance of wildlife this garden attracts. Step down to the family-friendly lawn. The garden comes to life in the Spring with an abundance of colour from the various plants and foliage. There are manicured low hedges which circle the pond. The garden is home to a variety of birds including long-tailed tits, blue tits and great tits and a resident woodpecker.



Extra Information

- This home was built in 1999 by Gleeson Homes
- It is part of the Standen Country Park Ltd
- The gas central heating boiler was installed in 2015. It is located in the garage
- The double glazing was updated in 2009
- The security alarm was replaced in 2016
- This home is council tax band G
- The property is Freehold

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