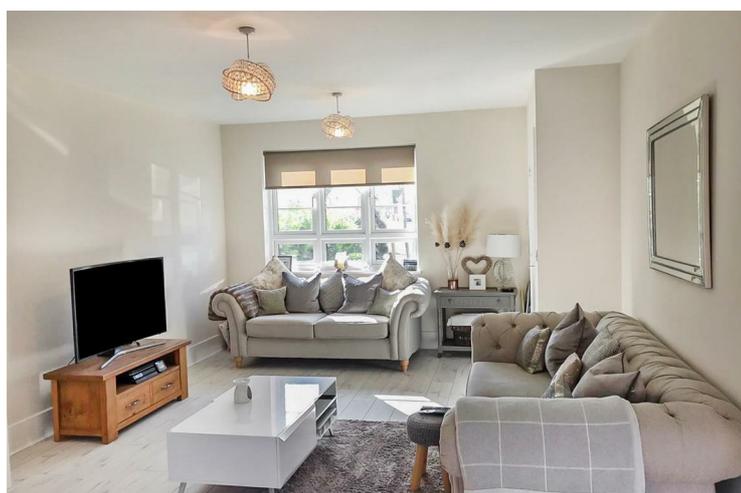


7 Mariner Way

, Lancaster, Lancashire, LA1 5TS

£300,000

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Is this one of the most stylish homes Redrow Homes built?

The Abode 1250 is special. It is the flagship of the Abode Homes range, built to offer the best in open plan living. The design takes on a European way of living with social open plan living areas. The bedrooms are all doubles, each having their own ensuite shower room.

Underfloor heating, granite work surfaces and integral appliances are all included. Welcome to a new way of living.

A brief description

Welcome to No 7, Mariner Way, one of only two Abode 1250 homes on the Quays development.

This is a stylish home, built to reflect today's desire for modern open plan living, combining the best of apartment-style living with the conveniences and desires of a modern family detached home.

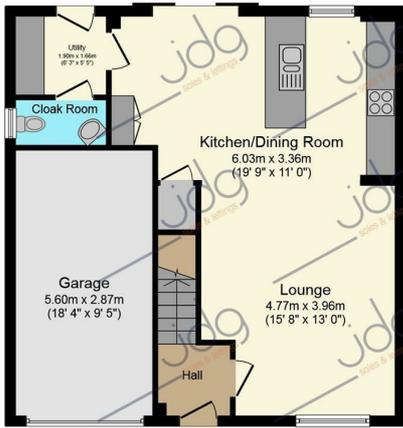
Step inside and discover contemporary open plan living that is designed to be as practical as it is functional. Underfloor heating flows through the ground floor, keeping the walls clear for furniture and art.

The kitchen diner is perfect for those that like to entertain, the kitchen itself connects the lounge and dining area.

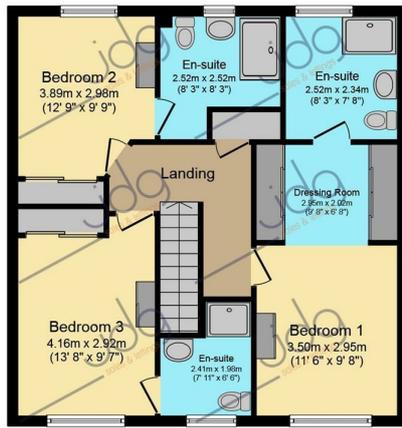
Upstairs you'll discover 3 bedrooms, all with ensuites and the master featuring his and her walk through dressing room.

Mariner Way is special. It is unlike other homes you will see.

Book your virtual viewing and let us show you around!



Ground Floor



First Floor

Total floor area 134.0 sq. m. (1,442 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Key Features

- A stylish & luxurious detached home
- This home is the Adobe 1250 by Redrow
- The 3 double bedrooms are all ensuite
- The master suite features a walk through his and her dressing room
- The ground floor has underfloor heating throughout
- The contemporary kitchen has granite work surfaces and built in Smeg appliances
- The layout has been designed to be exceptionally light and airy
- Private enclosed garden
- Garage and driveway for 2 vehicles

Where is Mariner Way?

Mariner Way is one of Lancaster's newest, most fashionable and highly sought after addresses. Set just moments away from the picturesque River Lune one could easily forget that they are just a 15-minute stroll from the heart of the historic city centre of Lancaster.

This address is all about the lifestyle on offer. Take a walk to into the city with its independent boutique shopping, Visit many of the theatres, cinema, cafe bars and restaurants. Cycle down New Quay Road to Glasson Dock and stop for an ice cream before visiting the Smokehouse. Neighbouring St Georges Quay is also home to 3 great pubs /bars and Simply French, one of Lancaster's top restaurants.

For those you need to commute, Lancaster train station is also just 10 minutes away. Families will also be pleased to know there are excellent locals schools within the vicinity.





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Step inside

The Abode 1250 by Redrow is a stylish and eye-catching home. As you pull up outside, take a moment to admire this property from its exceptional design from the graphite finished windows and how the entrance door sits perfectly central. This is the largest of the Abode Homes by Redrow.

Step through the front entrance and into the welcoming hallway. Stairs ahead lead to the first floor. We'll begin by turning right into the open plan ground floor. Redrow built this home to have the contemporary feel of an apartment with free-flowing rooms and a social feel.

The open plan ground floor

The lounge spacious lounge is first. The decor is simple and fresh, the perfect blank canvas. Light coloured, engineered laminate flooring flows through into the spacious kitchen diner. Take your shoes off and feel the warmth of the underfloor heating under your feet. On cooler spring nights, you'll certainly appreciate it.

The contemporary open plan kitchen is ever so spacious. Floor to ceiling units, deep-pan drawers and a double-sided unit provides ample storage. The white gloss cupboards contrast with oak styled door fronts. Gloss granite worksurfaces complete the overall style. Hi-quality Smeg appliances are integral and include an oven with combination microwave above, family-sized fridge freezer and dishwasher.

Beyond the kitchen is the dining area. Entertain family and friends whilst looking out into the enclosed rear garden. Whilst you are in here, take note of the discreet floor to ceiling built-in cupboard. This home has a lot more storage than first meets the eye!

The utility room and ground floor wc

Set just off the utility room is the utility room. This has been designed to have space for both a washer machine and tumble dryer. The styling matches that of the kitchen with its solid granite work surface. Neighbouring the utility room is the ground floor WC - perfectly positioned for when popping in from the garden.

The master suite with dressing room

The master suite is certainly a key selling feature of the Abode 1250. Spanning the full length of the home, the suite begins with the beautiful double bedroom which leads to the walkthrough dressing room. Triple his and her wardrobes, line each side providing lots of storage. Beyond this is the large ensuite with a double walk-in wet area which features an oversized shower head.

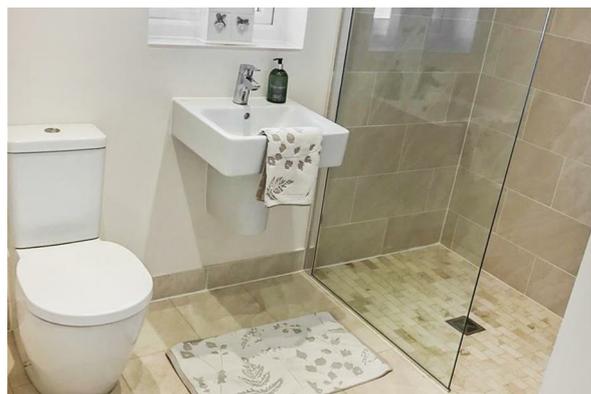
Both other bedrooms have ensuite shower rooms

The two other bedrooms are both double bedrooms, each with built-in sliding wardrobes and stylish ensuite shower rooms. The decor in each is simple, in fresh neutral shades.

What we like

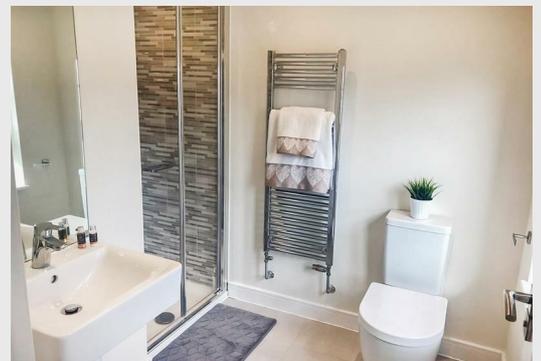
"I love the open plan design of these homes - it creates for such a social area and a home where all the family feel involved."

"Another great feature is that every bedroom is ensuite. You won't have queues for the bathroom living here!"



The rear garden, garage and parking

Step outside and into the rear garden. The garden has been laid mainly to lawn with a patio area adjacent to the home which is ideal for alfresco dining. The garage has power and light and there are also two parking spaces directly in front.



Extra Information

- This home was built by Redrow Homes. It is the Adobe 1250 - the largest of the Abode homes
- There are just 2 of this design on the development
- The home was built in 2016
- The 3 bedrooms are all double bedrooms. Each has there own private ensuite
- The ground floor has underfloor heating
- The Abode Homes were built with energy efficiency in mind. This home is an EPC B
- The kitchen has granite work surfaces and integral appliances
- This home is leasehold and the service charge is £320 PA.

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