

28 Newby Drive

Beaumont, Lancaster, Lancashire, LA1 2HY

£165,000



Are you looking for a traditional home with a modern interior?

This stunning semi detached home on Newby Drive has been stylishly updated and extended to suit the modern family. You won't want to miss it.

A brief description

Welcome to Newby Drive - a spacious semi-detached home with a most fabulous open plan kitchen diner. Newby Drive is a home which will both surprise and delight you. To begin with - it's bigger than first appears. This is a stylish property.

This is a home which has been extended and beautifully refurbished. In recent years it has had many upgrades and improvements which include all new windows and the fabulous kitchen diner.

It is a home designed for family living. There are 3 bedrooms, a useful attic room and the bathroom is 4-piece. The kitchen diner is the ultimate family area. with space to relax, dine and cook.

We know you'll love this beautiful home.



Key Features

- An extended family home
- 3 bedrooms (2 are doubles)
- Converted attic room
- Bay fronted lounge
- Open plan kitchen diner
- 4-piece bathroom
- Hard landscaped rear garden
- Driveway for off street parking

Where is Newby Drive?

Welcome to Newby Drive, a superb extended 3-bed family home located on a highly regarded residential street in the heart of Beaumont. It is a street that runs parallel with Slyne Road. There are houses to just one side of the street with a grassy green in front.

Beaumont is just 1.5 miles north of Lancaster City Centre. It is a family-friendly area. The local primary school is just a 2-minute walk (It is just across the street.)

Live here and pleasant walks into the countryside can be enjoyed along the canal which can be joined less than 250 meters away. There are local shops on neighbouring Slyne Road including a large spar shop, perfect for your every day needs. There is also an off license at the end of the street.

The recently opened bypass is a great addition to the area. There is a junction just 1/4 mile away. You can be on the M6 in under 10 minutes.





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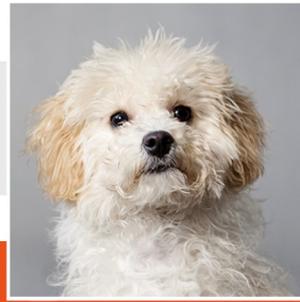
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Step inside

Park your car on the neatly block paved driveway and enter through the open arched entrance porch. On a wet day, you'll appreciate the cover as you fumble in your bag for your house keys. Step through the UPVC double glazed door and into the spacious entrance hallway.

Stairs ahead lead straight upstairs. You'll notice straight away that this is an immaculately presented home. The decor is soft in shades of grey. How many hallways have the space for a small sofa so you can sit down to take off your shoes? Turn left and into the lounge.

The ground floor living areas

The bay fronted lounge is beautifully decorated. The warmth of the burnt red chimney breast adds a cosiness to this living room. An ornamental cast iron fire sits in a traditional wooden surround - it's a beautiful focal point. This is a lounge that you can retire to in the evening once the kids have gone to bed. It's the type of lounge that you save for best - after all this home has a spacious open plan family room you've yet to discover.

Follow us through to the diner kitchen. This remarkable, extended space and has been designed for family living and truly is the heart of this stylish home.

No expense has been spared to create a room where the kids can play, cooking becomes a pleasure and guests can be entertained. The sleek gloss cabinets are finished in light grey. The work surfaces are an oak effect. Appliances are all integral creating a streamline finish.

When it's time to relax, curl up around the contemporary electric fire or now that the warmer weather is approaching open the french doors and let the outdoors in!

The first floor bedrooms and bathroom

As you go upstairs, the stylish grey decor from the hallway follows you up to the first floor. The contemporary decor blends beautifully against the beauty of the original period internal doors.

The master bedroom to the front is bay fronted. It is a spacious double room, decorated in pale grey and crisp white. The carpet feels plush underfoot. The 2nd double bedroom looks out over the rear garden. The fixed staircase leads up to the converted attic room. Is this the perfect teenagers hideaway? The 3rd bedroom is a single room. It's spacious enough to still have a chest of drawers and there is a built-in wardrobe too.

Next is the 4-piece bathroom suite. Beautifully tiled from floor to ceiling, this stylish bathroom features a deep bath (ideal for those that read whilst bathing) and a separate shower cubicle.

The attic room

The attic room is accessed via a fixed staircase from the 2nd bedroom. It's fully decorated, carpeted and has a velux window. It also lots of storage built into the eaves. How will you use this room? It would make a great hobby area!

What we like

The stylish kitchen diner wowed us. It is such a social space. We imagine most people will live in here, choosing to use the main lounge in the evenings.

The kitchen is just 2 years old. It's ever so modern and stylish!



The gardens and driveway

Step outside to the easy maintenance garden. It's been designed to make the most of the summer sun with a raised decking ideal for sitting out and dining alfresco. The difference in textures and materials with timber of the deck and the stone of the patio give the garden interest. The outhouse for storage is equipped with power.

The front of the home is neatly block paved. The drive leads along the side of the home providing off street parking.



Extra Information

- This home dates back to circa 1930
- This home is uPVC double glazed. The windows are just 4 years old
- It is gas central heated. The gas combination boiler is discreetly located in the kitchen
- The kitchen is just 2 years old
- The stylish bathroom was installed in 2011
- The flooring throughout the home is just 2 years old.
- This home is council tax band B

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