

10 Colchester Avenue

Bowerham, Lancaster, Lancashire, LA1 4AX

£230,000



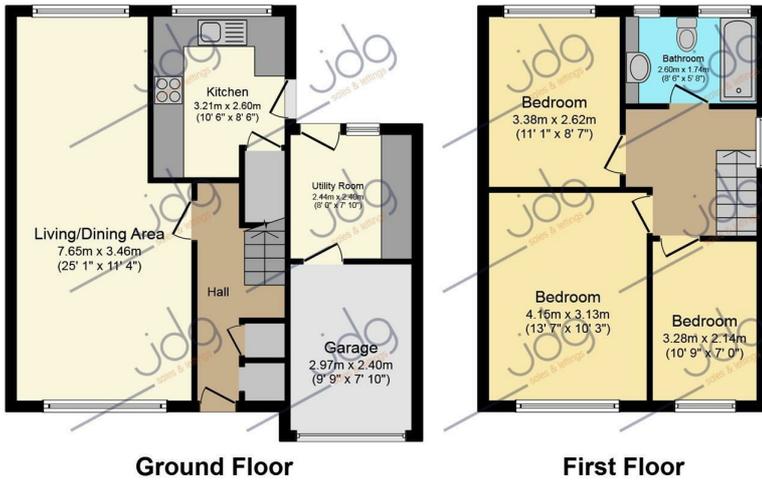
Looking for a beautifully presented 3 bed family home in a sought after location? Colchester Ave is a wonderful property boasting 3 bedrooms (2 doubles), lounge/diner, modern kitchen and bathroom, separate utility area and a truly exceptional rear garden with views.

A brief description

This beautiful and stylish 3 bed family home is situated in an extremely popular area of Lancaster. It's quiet cul-de-sac location is a real draw.

Once inside you'll love the current owners decoration and taste. The modern fitted kitchen and bathroom are fantastic along with the homely and spacious lounge/diner.

A separate utility area and wonderful gardens to the rear are a real bonus. Viewing is highly recommended.



Ground Floor

First Floor

Total floor area 96.0 sq. m. (1,033 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

- 3 bed semi detached home
- Lounge/diner
- Modern fitted kitchen
- Converted garage into utility area
- Off road parking for two
- Lots of refurb work carried out
- 3 piece modern bathroom
- GCH and DG throughout
- Amazing gardens



Where is Colchester Ave?

Colchester Avenue is situated on a very quiet residential cul de sac, ideal for a growing family.

Bowerham is such a great area with so much to offer and always proves popular. With schools, local amenities and businesses, plus bus routes linking the area to the city and the universities - you will not be disappointed.

Also close to hand is an open green playing field for children to play and Williamsons Park is not too far away. Have a drive around and see for yourself just why this area is one of Lancaster's finest.



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Step inside

Making your way up the two car driveway toward the part glazed uPVC front door, notice the well maintained lawn, an inviting first glimpse into this wonderful family home.

Once inside, notice the beautiful wood flooring flowing through to the lounge/diner and the contemporary and popular shades of grey to the walls. A handy walk in cupboard sits to the right as you enter, perfect for storing coats, shoes, umbrellas etc.

The stairs to the bedrooms and bathroom sit ahead of you and access to all the ground floor rooms is granted from this light and bright hallway.

Ground floor rooms

Follow the gorgeous wood flooring through to the bright and spacious living room. A large window overlooking the front of the property allows an abundance of natural light within. Once more the decoration is light and modern adding to the feel of space and relaxation in this room. An elegant fireplace surrounds a gas flame effect fire, ensuring a cosy feel during the colder months. Flowing effortlessly toward the rear of the home is the dining area, perfect for family meals or entertaining guests.

Back out to the hallway and take a left into the ultra modern kitchen, boasting integrated appliances such as a tall fridge/freezer, dishwasher and electric oven and hob. Plenty of contemporary and stylish cabinetry is afforded along with ample worktop preparation space. The contrasting splash black tiles work so well with the units. Under stairs storage is accessed from the kitchen along with a back door out to the rear garden. As a real added luxury, the current owners have had underfloor heating installed in the kitchen.

Bedrooms and bathroom

To the top of the stairs is a side window, ensuring the landing space is light and bright. The stylish and modern decoration continues on the first floor where 3 bedrooms can be found along with a gorgeous bathroom.

To the rear is the first of two double bedrooms and looks over the extensive back garden. Plenty of room is available for a double bed and furniture to suit. The neutral white walls in here provide that blank canvass you may be looking for or simply a light and fresh bedroom to enjoy.

Next door and also overlooking the rear garden is the crisp, clean and stylish family bathroom. Comprising of a white and modern 3 piece suit with vanity and storage units around the wash basin. A rainfall shower sits over the bath and two separate frosted windows allow plenty of natural light within. The walls and floors are tiled for ease of maintenance and really finish this room off and with addition of underfloor heating, you have a wonderful bathroom.

Down the landing and you find two further bedrooms overlooking the front elevation. A smaller single bedroom currently used as a nursery would be perfect as it is or maybe as a child's bedroom or study. Next door you will find the master bedroom and what a gorgeous room this is. Plenty of natural light floods in through the large window, brightening up this already airy and inviting room. More than enough space is available for a large double bed and furniture to suit.

What we like

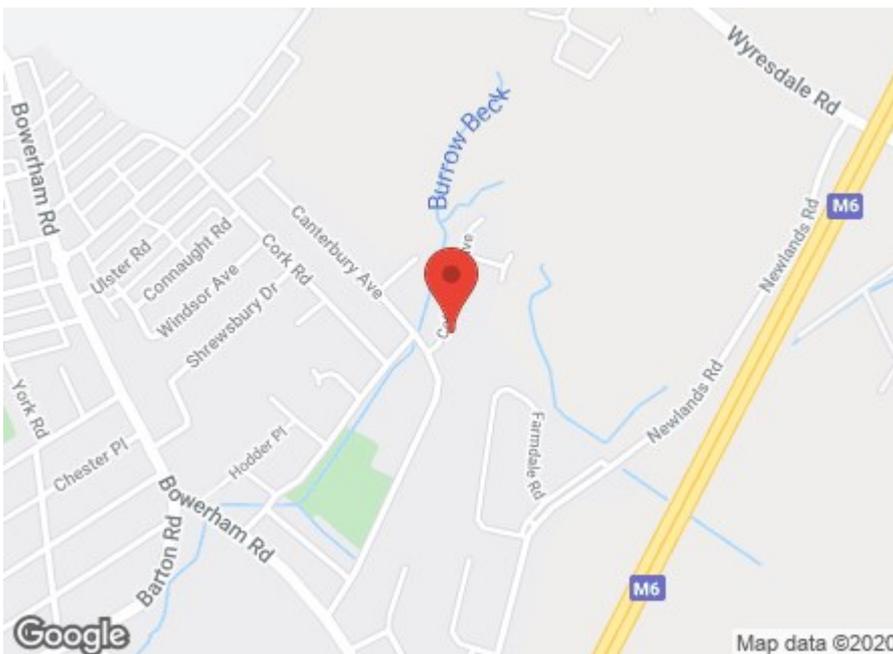
There is literally so much to love about this home. Personally the rear gardens are my favorite.



Gardens, utility room and garage

Accessed from the kitchen rear door, you are in for a real treat in the back garden. Split into tiers, the ground floor area is a patio haven and perfect for entertaining around a BBQ. Walk up the steps to the side and notice more levels of the garden to enjoy with laid to lawn patches to sun bath on. Reach the top of the steps and find yourself on an extensive patio area with views out over Lancaster's rooftops. Perfect for relaxing - this particular garden is a true delight.

Back down the steps to the bottom tier and head toward the integral garage entrance at the back. Here part of the garage has been converted into a handy and spacious utility area with storage still available further to the front.



Extra Information

Current owners have completed the following works to the home since 2012

- New Upvc front door
- New driveway laid and kerb dropped
- New front of house double glazed units installed
- New soffits and gutters
- New flooring throughout and radiators
- Majority of new wiring
- Boiler serviced last year
- New garage roof

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