

59 New Quay Road

, Lancaster, Lancashire, LA1 5UZ

£230,000



jdg
sales & lettings

Perfect rivers view, flexible living and well-proportioned bedrooms. Could New Quay Road be your ideal home? Contemporary styling and modern open plan living create this ideal home. Imagine waking up each morning with views of the river. Or working from home looking out to water from the ground floor study.

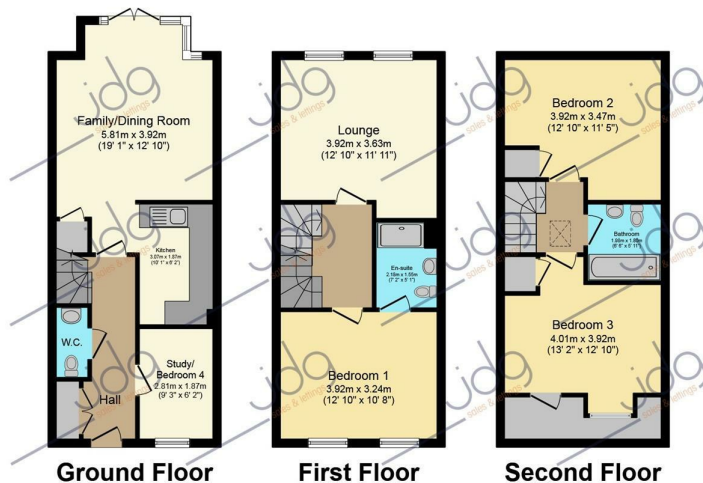
You'll love this home. It is a JDG Favourite!

A brief description

Showcasing an ultra-contemporary design, this stunning townhouse offers the ultimate in stylish living space in a premier setting. It has been built to exacting standards and cleverly designed to optimise space and natural light throughout. A key feature is the location with its view looking out over the River Lune.

This is the Helmsley II model. It is a versatile home set over 3 floors. The 3 bedrooms are all double bedrooms, the master is ensuite. The ground floor study has been designed to also be a 4th bedroom should you wish it to be.

We invite you to view this stylish family home.



Total floor area 117.0 sq. m. (1,259 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

- This home is just 3 years old
- It was built by Barratt Homes
- The home has versatile living
- There are 4 bedrooms
- The master bedroom is ensuite
- The 4th bedroom could also be a study
- The family area is open plan to the kitchen
- The garden faces south
- The home has superb river views

Where is New Quay Road?

This stylish home is located on the Quayside at Lancaster overlooking the River Lune. From here there are picturesque riverside walks into the city centre along St George's Quay, or in the other direction to the docks at Glasson. You also have easy access to the city centre, where you'll find a plethora of high street shops, cafes and restaurants. St George's Quay itself offers a range of amenities, including Quite Simply French and a selection of public houses.

Lancaster offers a range of highly rated schools, and its university is ranked in the top one per cent of universities in the world. The M6 motorway can be reached in under ten minutes, and Lancaster train station is on the West Coast mainline, making this an ideal location for commuters.





3



1



3



B



Step inside

As you drive along St Georges Quay to New Quay Road, you can't help but stare at the river. As the sun shines, the water glistens and you quickly forget just how close to the city centre you are. This is the beauty of living at New Quay Road.

Pull up outside on your driveway. Take a moment to take in your surroundings. Enter through the shiny black door and into the entrance hallway. Hang up your coat in the built-in cloaks cupboard. Straight ahead is the open plan family area. To the right is the ground floor home office, although this was originally designed to be a 4th bedroom.

Set off the hallway is also the ground floor wc. It's beautifully decorated with black and white monochrome wallpaper.

The ground floor

The first room to the right is the study. Now working from home is on people's mind and will become a new way of life for many, could this be your ideal home office. It does come complete with river views. The decor is soft with a feature wallpaper in duck egg blue, you'd be easily mistaken by thinking it was Laura Ashley. When Barrat's built the Helmsley II, this room was intended to be a bedroom. It could though easily be a child's playroom or even a snug.

Step through to the open plan kitchen diner. Contemporary in design, a full range of appliances are integrated. Glossy units are complimented by walnut effect surfaces and a matching upstand. The work surface wraps around dividing the kitchen from the dining /family room. The sink has been strategically placed so you can chat to family and friends whilst in the kitchen.

Next is the dining/family area. Open plan living is what people want in modern homes so you'll be finding that this room becomes the hub family home.

Floor to ceiling windows and French opening doors have created a lovely family space where you can relax and dine while the kids play in the garden outside.

The first floor

Let's go upstairs. The main lounge is on the first floor and when you look out of the twin windows, you can look out over the garden below. Beautifully decorated in tones of yellow, grey and white, this first-floor lounge gives the home a 2nd living area and versatility.

The master suite spans the front of the home. Imagine waking up each morning to those fabulous river views. This bedroom has the luxury of an ensuite and is tiled in grey.

What we like

Hello, I'm Elle

This home is a favourite of mine. I love how it has River Views yet it is under a 15 minute walk into the city.

The layout also is really flexible. I'd use the ground floor front room as my home office! How will you use it?



jdg
sales & lettings

The 2nd floor

The upper floors feature two light-filled double bedrooms. The bedroom to the front has those French doors. Imagine opening those up on a beautiful warm day. Both of the bedrooms are well proportioned spanning the width of the home. Is this is the ideal floor for your children to have?

There is a family bathroom suite which ensures your en suite is just for you!

The garden and parking

Step out of the French doors and into your garden. The garden has been laid to mainly lawn with stepping stones that lead down to the shed. The south-facing garden is a sun trap. You'll soon want to be dining alfresco on the patio.

Covid-19

Please note that these photos have been kindly provided by the owner during lockdown. They will be updated shortly by the JDG team



Extra Information

- This home was built by Barratt Homes in 2016
- It is Helmley II design
- The home is still under NHBC guarantee
- The Ideal gas combination boiler is discreetly located in the cloaks cupboard
- The overall square footage is 1228 sqft

58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk

jdg
sales & lettings