

8 Oakwood Gardens

Burrowbeck, Lancaster, Lancashire, LA1 4PF

£435,000



If you are looking for space and location is important to you, this individually designed 4-bed family home is a must-see. Think generous sized rooms, a large lawned garden, and an open outlook - all wrapped up on a beautiful tree-lined street.

A perfect family home.

A brief description

It is rare an opportunity such as The Hollies comes available for sale. This is a spacious 4-bed detached family home set on a large plot. The size of the garden alone impresses.

As you pull on to the tree-lined street, you can't but help notice all the greenery. The homes are all individually designed and well-spaced out.

Take a moment to admire the style of this home, it's clever and quirky build design is a key feature. At first glance, you could easily mistake it to be a bungalow - step inside and you'll discover just how spacious it is.

The large hallway sets the tone of the home. The main living area is exceptionally generous, whilst the 2nd sitting room has a fabulous view over the rear garden. The dine-in kitchen is perfectly suited to family life. All four bedrooms are double rooms. With a spacious ensuite, stunning 4-piece bathroom and a large lawned garden, we have to ask - is this the perfect family home?



Key Features

- A fabulous detached home surrounded by greenery
- 4 bedrooms - all are double bedrooms
- The spacious master bedroom has a large ensuite shower room
- Large living room with inglenook fireplace
- 2nd sitting room with views over the garden and countryside
- Kitchen diner with range cooker and utility room
- Large west facing garden
- Large garage - perfect for those with hobbies
- Highly regarded location - close to the Universities and Hospital

Where is Oakwood Gardens?

Welcome to Oakwood Gardens, a quiet street of similar style homes located in Burrowbeck. This is a street which is in high demand. It is surrounded by greenery. This location is popular with families as the homes are spacious and there are superb local schools close by.

Live here and you are just 2 miles south of Lancaster City Centre. Booths Supermarket is just 0.6 miles away and there are excellent transport links with a regular bus service close by for those that don't drive (the bus stops on Bentham Road and Scotforth Road). Key employers are all within 2 miles - Lancaster is home to two universities and a hospital. When you combine all of these things - it is clear to see why this location is always exceptionally popular!





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Step Inside

Step inside, through the traditional front door and into the large entrance hallway. How many homes can boast a hallway of these proportions? It certainly sets the tone of this home, adding to the feeling of grandeur. The two hallway seats are perfectly positioned so when you come home, you can sit down, take off your shoes, before heading off to the large living room to relax.

The living rooms

The large living room is over 22 ft long and has a pleasing dual aspect. A gas effect stove sits central - set back into the inglenook fireplace. It creates a warming focal point, ideal on those chillier winter months. The decor is neutral and there is ample space for large squishy sofas - certainly enough room for those with larger families to relax together. Your eyes though will be drawn to the greenery that surrounds this home. Take a moment to pause at the rear window that looks out over the generous sized lawned garden - it is easy to think you are living in the countryside with an outlook like this.

Next is the sitting room. Double doors impressively connect to the two areas - making this home perfect for those that like to entertain - hence you might prefer to use it as a formal dining room. The choice is yours. The flooring is solid oak, in the summer you'll be opening the French doors and enjoying the warmth of the sun from the Juliette balcony.

The kitchen diner and utility room

The traditional kitchen diner suits the character of the home with cabinets finished in white supporting a solid wooden work surface and twin circular sinks. Its rustic design is complemented by the range cooker and terracotta tiled floor. The design allows for a traditional farmhouse table to sit central - a place the family can gather and enjoy mealtimes and laughter around the table.

Set off the kitchen is a well equipped and spacious utility room. There's plenty of storage to hide away your cleaning equipment and it's large enough to leave the ironing board up. If it is out of sight, it is out of mind!

The bedrooms and bathrooms

Our first port of call is the fabulous master suite. Storage will never be an issue here with plenty of space for wardrobes and a large dressing table. The fabulous Laura Ashley wallpaper and stunning chandelier give this luxurious bedroom, a feeling of glamour.

Sneak a peek through to your gleaming en-suite. It's ever so spacious. The large walk-in shower is perfect for those that like to get up and go. With all that space you could also easily add a bath.

Adjacent to the master suite is the luxury 4-piece bathroom with its stylish monochrome decor. No expense has been spared creating this relaxing haven. A free-standing roll-top bath and separate walk-in shower allow you to personalise your relaxation. When you are fully unwound, wrap yourself in your toasty fluffy towel fresh from the heated rail. This bathroom is bliss.

Head back to the hallway and take the stairs to the lower ground floor. How many hallways have the space for a sofa? Set off this hallway, are 3 further bedrooms - all are doubles, the larger two have views out over the west-facing garden.

What we like

This home took me by surprise. It is so much larger than you first expect. I love the location. This is a street where the homes are individual and feel spaced out.

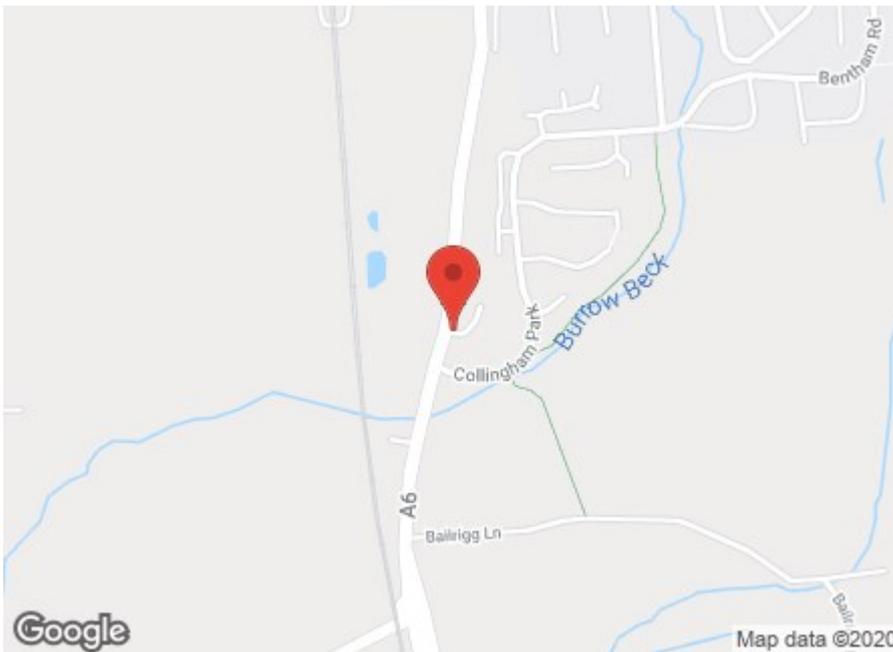
Have you seen the size of the garden?



The gardens and garage

The Hollies is set back from the road by a lawned garden. A long drive gently slopes down to the larger than average garage, which over the years has been enjoyed by the family as a games room and a place the family's teenage children could hang out with their friends. In later years it's been used as a utility area and also a home gym.

To the rear the lawned garden is extensive, divided into two by a deep planted mature boarder. It makes an ideal garden for families with children and is easily big enough for the largest of trampolines or for the kids to kick a ball around!



Extra Information

- The Hollies was built in the mid 1980's
- It is fully double glazed throughout
- It is gas central heated. The British Gas Combination boiler is located in the utility room. It has been serviced annually
- The large garage is integral to the home
- The garden faces west and is not overlooked
- This home is Council Tax Band F

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