

38 Pottery Gardens

, Lancaster, LA1 3TB



£1,150 Per calendar month

This 4 bedroom detached home is only a few years old. It boasts clean lines and a bright and airy finish. It's peaceful a friendly location means it would make a perfect family home

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A brief description

This impressive detached home is ideal for a family. Inside there are four bedrooms, a spacious lounge and kitchen diner, a ground floor wc, two en-suites and a family bathroom. There is even off road parking, an integral garage and a private rear garden. Over 25s No Pets, DSS or Smokers. Available Mid August

Key Features

- Newly Built Detached Home
- Four Generous Bedrooms
- En-Suite to Three bedrooms
- Spacious Lounge, Kitchen Dine
- EPC Rating - B
- Ground Floor WC
- Driveway & Integral Garage
- Private Enclosed Rear Garden
- Available Mid August, Over 25's



About the location

Pottery Gardens is a brand new development in Lancaster built and designed by Miller Homes in 2016. Located on a cul de sac with similar style homes this will be very popular with families. The development is set in an enviable location, just across the road from Williamson Park, neighbouring the University of Lancaster and only a short distance from Lancaster Royal Grammar School. The city centre is approximately 2 miles away. A range of local shops are close by including an excellent farm shop and children's play area at Lancaster Leisure Park.

What we like...

We love everything about this home, from the high quality kitchen and stylish decor to the perfect location. Book a viewing to see for yourself.



4



2



3



B



A brief description

The main entrance to the front of the home opens into the hallway which has access to all the ground floor rooms, the separate W.C. and the integral garage. The main living room is a wonderful size, with views over both the front and rear of the home. The kitchen offers a range of built in appliances and is open plan to the dining room, with French doors opening to the rear garden. Upstairs you will find four generously sized bedrooms, with three featuring an en-suite facility and there is also a family bathroom. Externally there are garden areas to the front and rear and a driveway providing off road parking in addition to the integral single garage.

Come on in...

Entering this family home gives you a great first impression. The hallway offers the stairs leading up to the first floor and doors opening to the main living areas. There is also a handy ground floor W.C. which is tucked away under the stairs and there is also a doorway into the garage. The main living room is a wonderful size offering an aspect over the front of the home. The decoration and carpets are neutral which is a continuing theme throughout the home. The kitchen has been fitted with a great range of storage and there are work tops to three sides for those who love to cook. You will also find a range of built in appliances including a fridge/freezer, dishwasher and cooker with an extractor fan above. An integrated washing machine is also included. The dining space is open to the kitchen, offering a great space to entertain your guests, family and friends. You can sit and enjoy your evening meals whilst looking out onto the rear garden from the double glazed French doors.

Up to the first floor

The landing has access to all the rooms available and there is a handy storage cupboard for your towels and bedding along with access to the loft area for extra storage. The master bedroom looks out over the front of the home and there is ample space for your bedroom furniture. There is a built in wardrobe with mirrored sliding doors and there is access to a three piece en-suite shower room. The en-suite offers a shower unit, low flush W.C and a hand wash basin. The second double bedroom is also to the front of the home which has access to a Jack and Jill style three piece en-suite shower room, shared with the rear bedroom. The final bedroom is another double to the rear which has a built in mirrored wardrobe. The first floor also has a family bathroom which has been stylishly decorated with a white three piece suite, and partially tiled. There is an extractor fan built in and also a frosted double glazed window.

What we like

We love this kitchen!! It is modern and sleek with all the mod-cons you need. The space also allows for a dining area, all looking out to the garden.



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Outside space

To the front of the home you will find a low maintenance lawned garden with planted borders to add a bit of colour. The driveway provides off road parking and leads to the integral garage which has an up and over door. The garage offers a great storage area, and includes both power and light along with a lockable door opening into the hallway. Access down the side of the home can be gained via the flagged path which leads to a timber gate opening up into the rear garden. Once you are round to the rear of the home you will discover a private lawned garden area with fenced boundaries and a flagged patio seating area for all the family to enjoy.

Fees apply

The following fees will apply:

£75.00 per person, non refundable referencing fee.

£150.00 per property, admin fee payable upon signing your tenancy agreement.

All prices include VAT



Extra Information

- Council Tax Band E
- Built by Miller Homes in 2016
- The kitchen has several built in appliances
- Cul de Sac location

58 Market Street, Lancaster, Lancashire, LA1 1HS

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

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