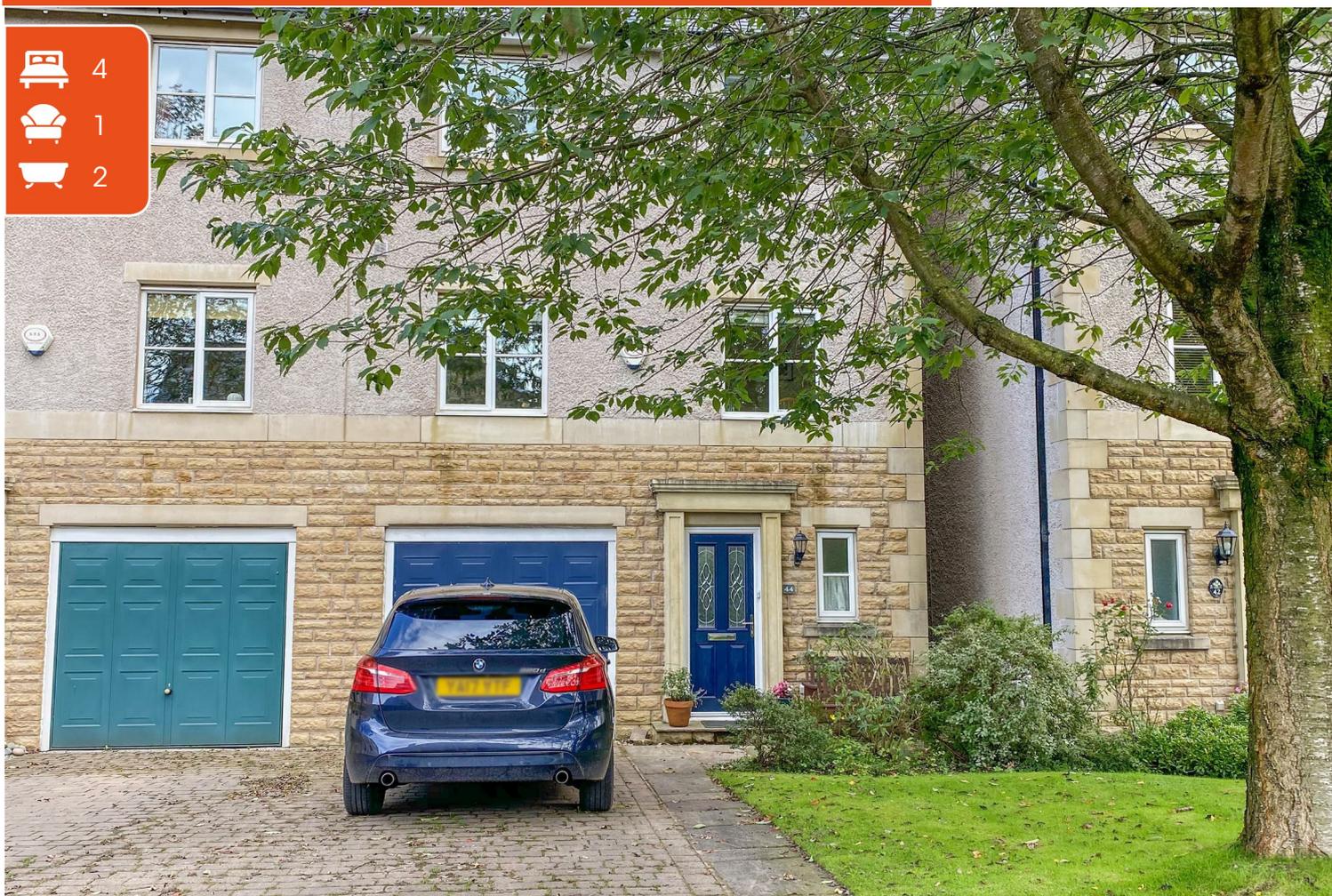


44 Spruce Avenue

The Cedars, Lancaster, Lancashire, LA1 5LB

£280,000



Spruce Avenue is a home we are sure you'll be impressed with. Offering three spacious bedrooms with the possibility of a fourth, this is a home which is versatile and flexible in design. Book your viewing now, The Cedars is a high in demand estate.

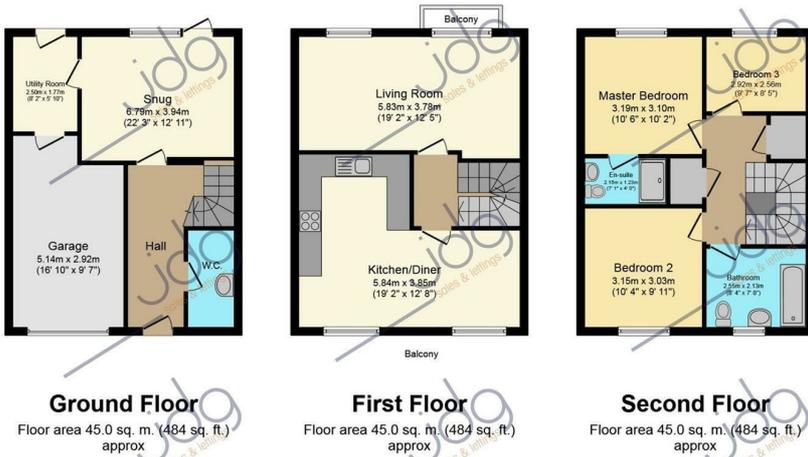
A brief description

Welcome to Spruce Avenue, a family home which offers flexible living.

There are three spacious bedrooms and the possibility of a fourth if needed. The master has its very own en-suite. The living room is bright and airy with a Juliet balcony and the kitchen is sleek in design with space to dine too.

The garage is integral and there is a separate utility room also. Externally there is off road parking and the rear garden is beautifully presented and low maintenance.

This is a home which is ready to be moved straight in to. Be quick and book your viewing now, The Cedars is high in demand.



Total floor area 135.0 sq. m. (1,453 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. Unauthorised reproduction prohibited. © PropertyBOX

Key Features

- Three/Four bed end townhouse
- Spacious inviting living accommodation
- Sleek, modern kitchen with space to dine
- Three piece family bathroom and en-suite to the master
- Handy ground floor WC
- Integral garage and separate utility space
- Off road parking
- Quiet cul-de-sac location
- Beautifully landscaped rear garden

Where is Spruce Avenue?

The Cedars and neighboring Highgrove are two of Lancaster's most desirable areas to live due to the quality and size of these modern executive homes and superb location. Spruce Avenue is a quiet private road. The area is green, the tree lined street welcoming.

The development is located approximately 2 miles south of the city centre making this luxurious home ideally situated for the universities and hospital.

In nearby Scotforth there are excellent local amenities that include shops, church and schools. The A6 makes it exceptionally commutable and provides easy access to the M6. Lancaster Golf Club is only a short drive away.





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Step inside...

Make your way down the private road of Spruce Avenue, the surroundings are leafy and green. The well manicured front garden is low maintenance and the driveway provides off road parking.

Step inside Number 44, this modern townhouse is decorated in soft neutral tones throughout. The welcoming entrance hall greets you and provides access to a handy ground floor WC.

Located to the rear of the home on the ground floor is what could be used as the fourth bedroom, or perhaps, as currently used by the owners, an all important home office. This space has French doors which lead out on to the private and well manicured rear garden. Adjacent to this space is the utility room, a useful room to tuck away all necessary appliances, this room also provides access to the home's integral garage which has power and light.

Let's take the stairs up to the first floor and discover the living accommodation...

The living accommodation

The kitchen diner at Spruce Avenue is impressive. Modern and sleek in design, it is clear to see that this is the real hub of the home. High gloss white cabinets provide excellent storage, housing integrated appliances which include: a fridge, freezer, oven, microwave and gas hob which is complete with an extractor fan above.

There is ample room for a dining table to seat the whole family within the kitchen, perfect for entertaining, the open plan layout allows for conversation to flow freely throughout the space.

To the rear of the home is the living room. Beautifully presented, this space is flooded with natural light thanks to the large window and the Juliet balcony. Due to being located on the first floor there is a wonderfully private feel to the living accommodation and the outlook to the rear is luscious and green.

The current owners use this space as both a sitting room and a space to formally dine. The room is spacious enough for both.

What we like

The decor throughout this home is neutral and bright. We love the modern fitted kitchen, beautifully designed, this is the real hub of the home.



The bedrooms, bathroom & en-suite

Take the stairs up to the second floor, here you will find the master suite, a further two bedrooms and the family bathroom.

Located to the rear of the home is the master bedroom, the views from this space are fantastic, over mature greenery there is a tranquil feel to this room. The master bedroom benefits greatly from its very own en-suite shower room which is neat and compact in design.

The second bedroom is again a spacious double, located to the front of the home the decor is crisp and fresh. The third bedroom is a generous size single bedroom, ideal for a child or visiting guests and shares the fantastic views to the rear of the home with the master.

The family bathroom is home to a modern three piece white suite which is complete with a shower above the bath. The room is fully tiled for ease and convenience.

The rear garden

Step outside, the rear garden at 44 Spruce Avenue is beautifully manicured and low maintenance. There are a number of spots to place outdoor furniture and enjoy the summer sunshine. Decking at the bottom of the garden is the perfect place to dine al-fresco.



Extra Information

- This home was built by Merewood Homes in 2001. The same family have lived here since new
- It is uPVC double glazed throughout
- The soffits and guttering to the front have all been replaced in uPVC
- The front door is a composite front door
- The kitchen was replaced just 5 years ago
- The gas combination boiler was replaced 7 years ago. It is located in the utility room and has been serviced annually
- The attic is boarded for storage and is accessed via a pull-down metal ladder

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