3 Mariner Way

, Lancaster, Lancashire, LA1 5TS

£260,000

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Welcome to Mariner Way, the perfect detached home for contemporary family living. Free-flowing interiors combined with high-quality finishes make this home truly special...

This is a FREEHOLD property; rarely found on a NEW BUILD estate! Venetian and Roman blinds throughout are included. Be quick and book your viewing now.

A brief description

Welcome to No. 3 Mariner Way. This is a stylish home, built to reflect today's desire for modern open plan living, combing the best of apartment-style living with the conveniences and desires of a modern family detached home.

Step inside and discover contemporary open plan living that is designed to be as practical as it is functional. Underfloor heating flows through the ground floor, keeping the walls clear for furniture and art. The kitchen diner is perfect for those who like to entertain.

Upstairs you'll discover 3 bedrooms, the master is complete with its very own built-in triple wardrobe and en-suite shower room. The family bathroom resembles that of a hotel bathroom and this home is the only Abode 1050 on the development with a bathtub!

The rear garden is perfectly landscaped, low maintenance and ideal for entertaining. You're bound to fall in love with this home.

Key Features

- A stylish & luxurious detached home
- This home is the Abode 1050 by Redrow Homes
- There are 3 bedrooms - 2 are doubles and the master has its own en suite shower room
- The only Abode house on the development with a bath, as opposed to the standard wet room!
- The ground floor has underfloor heating throughout
- The contemporary kitchen has granite work surfaces and built-in Smeg appliances
- The layout has been designed to be exceptionally light and airy
- Newly landscaped rear garden
- Garage and driveway off road parking for 2 cars
- This home is Freehold.

Where is Mariner Way?

Mariner Way is one of Lancaster's newest, most fashionable and highly sought after addresses. Set just moments away from the picturesque River Lune one could easily forget that they are just a 15-minute stroll from the heart of the historic city centre of Lancaster.

This address is all about the lifestyle on offer. Take a walk into the city with its independent boutique shopping, Visit many of the theatres, cinema, cafe bars and restaurants. Cycle down New Quay Road to Glasson Dock and stop for an ice cream before visiting the Smokehouse. Neighbouring St Georges Quay is also home to 3 great pubs /bars and Simply French, one of Lancaster's top restaurants.

For those who need to commute, Lancaster train station is also just 10 minutes away. The Lake District is within easy reach, as is the seaside town of Morecambe. Families will also be pleased to know there are excellent locals schools within the vicinity.

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What we like

We love everything about this home. The design is faultless and perfectly suited to the demands of modern day life.

Step inside

Pause for a second before making your way inside. Admire the peaceful and tranquil setting, it is hard to believe you are only moments from the City Centre.

Step inside, the handy vestibule greets you and allows plenty of space for taking off shoes and coats before entering the home. A conveniently placed ground floor WC is available, perfect for visiting guests.

Immediately upon entering, it is clear that this home is going to be special. First, let's discover the open plan living accommodation...

The living accommodation

The living accommodation at 3 Mariner Way is perfectly suited to a contemporary lifestyle. There is ample room to relax, cook and dine. The lounge immediately greets you. The decor is simple and fresh, the perfect blank canvas. Light coloured, engineered laminate flooring flows through into the spacious kitchen diner. Take your shoes off and feel the warmth of the underfloor heating under your feet. On cooler winter nights, you'll certainly appreciate it.

The contemporary open plan kitchen is ever so spacious. Floor to ceiling units, deep-pan drawers and a double-sided unit provides ample storage. The white gloss cupboards contrast with oak styled door fronts. Elegant and stunning work surfaces complete the overall style. Hi-quality Smeg appliances are integral and include an oven with combination microwave above, family-sized fridge freezer and dishwasher.

Beyond the kitchen is the dining area. Entertain family and friends whilst looking out into the enclosed rear garden. Whilst you are here, take note of the discreet floor to ceiling built-in cupboards. This home has a lot more storage than first meets the eye.

Tucked under the stairs there is a handy study space, perfect for working from home. Also, don't forget the all important laundry room!

The bedrooms & bathroom

Take the stairs up to the first floor, here you will find the master suite, a further two bedrooms and the family bathroom. The attention to detail is eye catching, the current owner has made unique homemade blinds for each of the bedrooms.

The master suite is certainly impressive. Spanning the width of the home, it comprises of a beautiful double bedroom with a triple fitted wardrobe and a large en suite shower room. Crisp and modern in design. You're bound to fall in love with this space.

The second and third bedrooms both enjoy a pleasing outlook over the courtyard garden. The second bedroom is a fantastic size, with ample space for a double bed and all necessary furnishings. The third is a generous single, you won't find a box room here.

The family bathroom resembles that of one found in a hotel. This is the only Abode 1050 on the development which actually features a bath. A key feature for a family home!

Step outside

Step outside and into the rear garden. Recently landscaped, this is the perfect low maintenance space which looks effortlessly chic. The pergola adds a sense of privacy, sitting underneath makes for perfect al fresco dining, on those summer evenings. An external power point allows for festoon lighting, creating a cosy ambience.

The garage has power and lighting and there is off road parking for two cars.

This home is Freehold

This property is Freehold. Many of the neighbouring homes on the estate are leasehold, however, the current owner paid extra to have property made Freehold. This is a great news for any future homeowners.

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Extra Information

- This home was built by Redrow Homes. It is the Abode 1050.
- The home was built in 2018
- The property is Freehold
- The master bedroom is complete with fitted wardrobes and en-suite shower room
- The ground floor has underfloor heating
- The kitchen has integrated appliances
- The rear garden has been recently landscaped
- This home is the only Abode 1050 to have a bathtub - all others have wetrooms!

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