

## 4 Bedroom Terrace for Sale - £375,000

The Piazza, Lancaster, LA1 3FJ



### KEY FEATURES

- Impressive Four Bedroom Family Home
- Communal Courtyard And Fountain
- Popular Residential Location
- Walking Distance To Williamson Park
- Large Dining Kitchen
- Spacious Living Room
- Master Bedroom With En-suite
- Enclosed Garden And External Office
- Viewings Are Highly Recommended



## Description

A fantastic opportunity to acquire this wonderful four bedroom family home, located on the Piazza, Lancaster. This desirable and sought after complex features a truly remarkable courtyard setting, with a large water fountain and within walking distance to Williamson Park.

The property features; spacious entrance hallway, cloakroom/WC and large dining kitchen with breakfast bar, pantry and access to the rear garden. The first floor has the main reception room, fourth bedroom and spacious landing. To the second floor the master bedroom has an en-suite shower room, two further bedrooms and a modern three piece family bathroom.

Externally the property has a laid lawn garden to the front and low maintenance paved patio garden to the rear. The garage has been converted into an external office and separate storage area to the front. Double tarmac driveway providing ample off road parking.

Viewings are highly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Hall** - Light and airy entrance hall with wooden flooring and stairs leading to the first floor landing. Two uPVC double glazed windows to the front aspect. Under stairs storage cupboard. Coving to the ceiling. Open plan to the kitchen dinner and door leading to-

**Cloakroom/WC** - Modern two piece suite comprising; wash hand basin and low level WC. Heated towel rail. Wooden flooring, down light and coving to the ceiling.

**Dining Kitchen** - 13' 7" x 20' 6" (4.16m x 6.26m) (plus 2.37m x 2.05m)

Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a breakfast bar and double bowl ceramic sink unit. The main focal point of the kitchen is the free standing Aga. Integrated dishwasher and space for an American style fridge freezer. Two double glazed uPVC windows to the rear and door leading to the rear garden. Walk-in pantry and utility cupboard, with space for a washing machine and tumble dryer. Wooden flooring, coving to the ceiling and down lights. Open plan to the dining area with two uPVC double glazed windows to the front aspect.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the front aspect. Stairs leading to the second floor landing. Storage cupboard and radiator.





**Lounge - 20' 5" x 16' 7" (6.24m x 5.08m)** (into recess)  
Large and spacious reception room with two uPVC double glazed windows to the front and two uPVC windows to the rear with views overlooking the countryside. Single and double radiator. Decorative coving to the ceiling.

**Bedroom Four - 6' 9" x 9' 8" (2.07m x 2.97m)** Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

## Second Floor

**Second Floor Landing** - Access to the loft. Radiator.

**Master Bedroom - 12' 8" x 10' 0" (3.88m x 3.05m)** Two uPVC double glazed windows to the front aspect. Radiator. Coving to the ceiling. Door leading to-

**En-suite Shower Room** - Modern three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Down lights.

**Bedroom Two - 13' 7" x 10' 2" (4.15m x 3.1m)** Two uPVC double glazed windows to the rear aspect. Radiator.

**Bedroom Three - 6' 8" x 9' 11" (2.04m x 3.04m)** Double glazed uPVC window to the rear aspect. Radiator.

**Family Bathroom** - Modern three piece suite comprising; bath with overhead shower, vanity wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail. Tiled flooring and coving to the ceiling.

## Exterior

**Office - 16' 6" x 7' 11" (5.03m x 2.42m)** Located within the converted garage. Large half moon double glazed window overlooking the rear garden. Wall mounted storage heater. Laminate flooring and down lights.

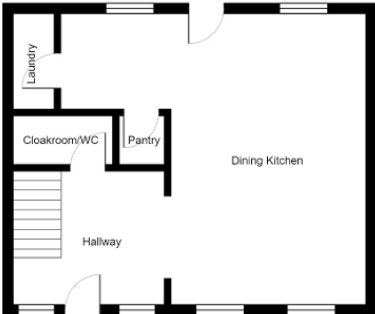
**Garage/Storage - 7' 2" x 18' 1" (2.19m x 5.53m)** Former garage, which is now being used for storage. Two single up and over doors to the front and light.

**Gardens** - Laid lawn garden to the front and pathway leading to the main entrance. Enclosed rear garden with laid lawn, paved patio area and space for a summer house/shed. Gated access to the rear leading to the double driveway.

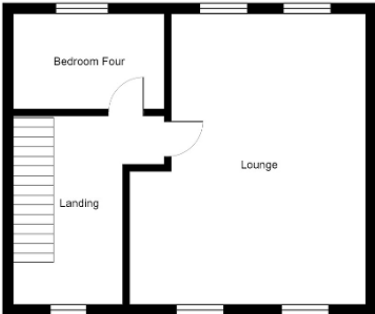
The Piazza has a communal courtyard to the front which features a spectacular water fountain.



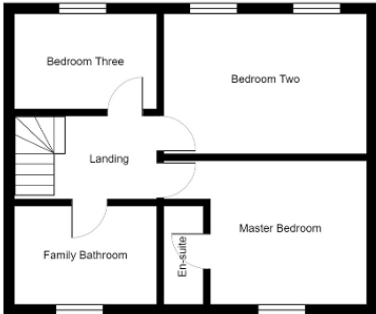
The Piazza, Lancaster



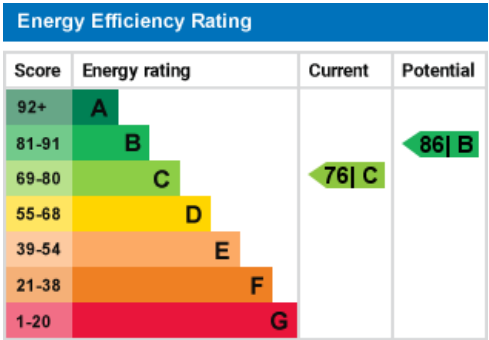
Ground Floor



First Floor



Second Floor



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