

5 Bed Detached In Briarlea Road, Nether Kellet, Carnforth, LA6 1HQ £479,999





SHORT DESCRIPTION

Property Ref: 15225 Spacious and Versatile 4-5 Bedroom Detached Home in Desirable Nether Kellet Location This beautifully presented detached property offers spacious and highly flexible accommodation, ideal for a variety of lifestyles—whether you're a growing family, accommodating teenagers or elderly relatives, or working from home. Ground Floor Highlights: Welcoming front porch leading into an open entrance hall with a staircase to the upper floor Generously sized main living room with French doors and front-facing window, perfect for family relaxation Open-plan kitchen and dining area offering ample space for cooking and entertaining Exceptionally large and adaptable utility room, ideal as a games room or for additional storage Separate laundry room fitted with sink, cabinetry, and space for washing machine and dryer Well-appointed sauna suite, featuring a multi-person sauna and brand-new shower—perfect for wellness at home Private ground floor suite with its own bedroom (Bedroom 4) with French doors and built-in storage and a modern bathroom with bath, over-the-bath shower, WC, and vanity unit Additional flexible front room, ideal as a fifth bedroom, home office, or snug First Floor: Spacious main bedroom with generous integrated storage Two further well-proportioned bedrooms Contemporary shower room with WC, basin, and enclosed shower External Features: Off-road parking for multiple vehicles plus a carport Secure and adaptable lock-up room for storage or workshop use Well-maintained front garden Private rear garden with mature planting and a large decking area, perfect for outdoor entertaining or relaxing Property Type: Detached Full selling price:£479999.00 Pricing Options: Guide Price Tenure: Freehold EPC: D Council tax band: E Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway, Covered, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

5

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

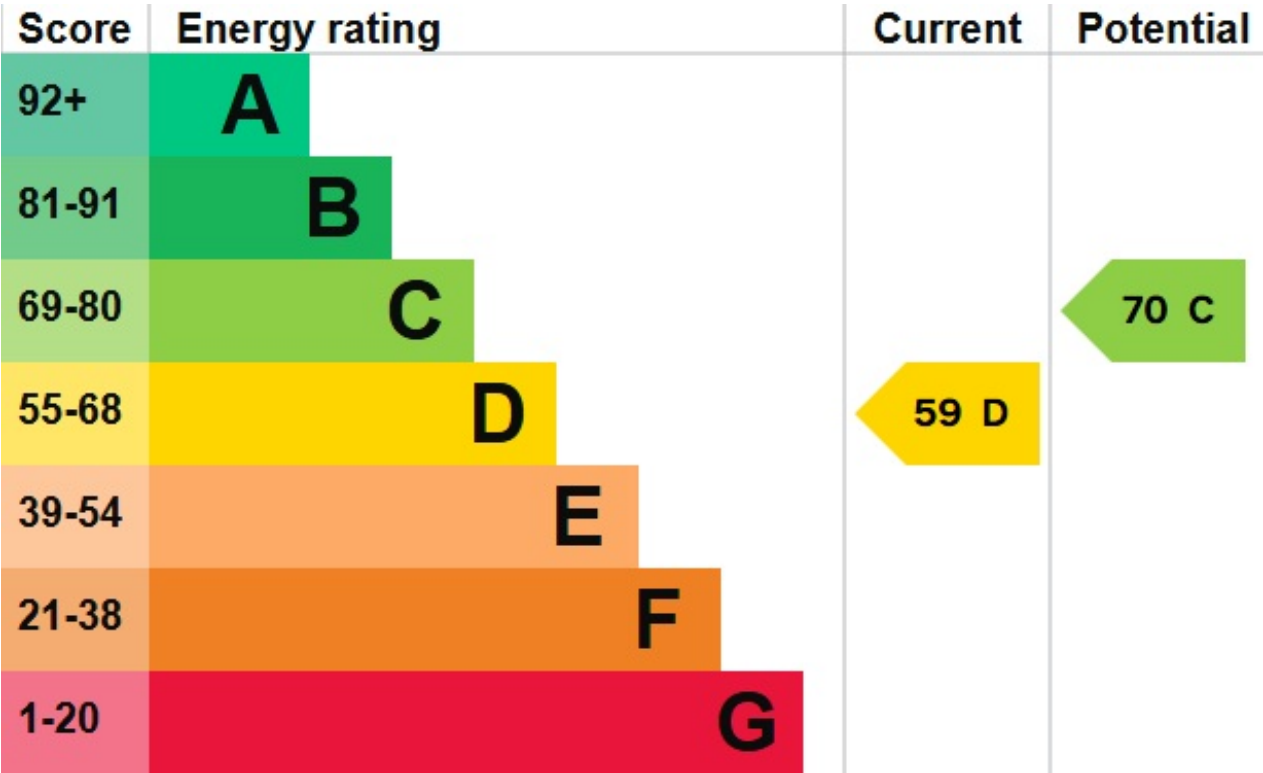


Total floor area 176.1 sq.m. (1,895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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