



**MILNE MOSER**  
SALES + LETTINGS



**54 Mayfield Avenue  
Holme  
Carnforth  
LA6 1PT**

**£435,000**







## OVERVIEW

Owned by the vendors from new, this is a four bed roomed detached executive home in a cul de sac on this popular development. With a larger than expected plot, the spacious ground floor accommodation flows from a central hallway with three reception rooms and a breakfast kitchen. Throughout the property is presented to a high standard, both the ensuite and family bathroom have high quality fittings and there are integrated appliances to the kitchen. The rear garden has matured beautifully over the years and there are open views to the rear towards Farleton Knott. Viewing is highly recommended to fully appreciate this lovely home









## ACCOMMODATION

From the front driveway a portico style porch with stone pillars and half glazed front door leads into:

### ENTRANCE HALL

A lovely entrance to the property with the ground floor accommodation leading from this central area. There are two ceiling lights, a radiator and an attractive staircase leads to the first floor. Wood style flooring and a large cupboard under the stairs.

### CLOAKROOM/WC

Frosted UPVC double glazed window to the front. Pedestal wash hand basin and wc, contemporary tiling to the walls and floor. There is a radiator and ceiling light.

### LOUNGE

17' 7" x 14' 8" (5.36m x 4.48m)

UPVC double glazed sliding doors lead onto the patio and a UPVC double glazed window faces the side. A wooden mantle/lintel provides a frame to the fire recess which has a gas and electric point and there are two radiators and a ceiling light. Two wall lights, television aerial cabling and a telephone point.

### DINING ROOM

10' 9" x 10' 4" (3.29m x 3.17m)

UPVC double glazed window to the rear with outlook towards fields. Having a radiator and ceiling light, glazed double French doors connect to the lounge.

### STUDY

10' 5" x 7' 2" (3.19m x 2.18m)

UPVC double glazed window facing the front. There is a radiator, ceiling light and telephone point.

### BREAKFAST KITCHEN

12' 10" x 10' 11" (3.92m x 3.33m)

UPVC double glazed window faces the rear aspect with outlook over the garden towards fields beyond. The kitchen has been fitted with good quality base and wall units in warm oak with granite style worktops and under unit lighting. There is an integrated gas hob, electric oven and one and a half bowl sink. Built in fridge freezer, dishwasher and stainless steel extractor canopy over the hob. The dimensions of the room allow space for a dining table and there is a radiator, downlights and television aerial point.

### UTILITY ROOM

6' 9" x 5' 1" (2.06m x 1.55m)

A frosted UPVC double glazed window faces the front. Plumbing for a washing machine and built in units and worktop. Radiator, ceiling light, extractor and tiled floor for ease of maintenance. A door leads to the garage

### FIRST FLOOR LANDING

Access to the insulated loft. Radiator, ceiling light and built in cylinder cupboard.





## ACCOMMODATION CONTINUED

### MASTER BEDROOM

12' 4" x 11' 10" (3.76m x 3.61m)

A UPVC double glazed window faces the rear overlooking the garden. There is a radiator, ceiling light, telephone point and television aerial point. Triple built in wardrobe.

### ENSUITE

Frosted UPVC double glazed window facing the front. Fitted with a white three piece suite comprising wash hand basin, wc and larger shower cubicle. There is a chrome heated towel rail, extractor, downlights and shaver point. Stylish tiling to the walls and floor.

### BEDROOM

14' 8" x 14' 1" (4.49m x 4.30m)

Dual aspect UPVC double glazed windows facing either side. A large double bedroom with a ceiling light, television point and a double wardrobe with mirrored sliding doors. Radiator. Access to Loft.

### BEDROOM

11' 6" x 10' 11" (3.51m x 3.33m)

A UPVC double glazed window faces the rear with view over fields. Two double wardrobes with sliding doors. Radiator, ceiling light and television point.

### BEDROOM

8' 11" x 8' 8" (2.72m x 2.64m)

UPVC double glazed window to the front with rooftop view. Having a ceiling light, radiator and television point.

### BATHROOM

10' 10" x 6' 4" (3.3m x 1.93m)

Frosted UPVC double glazed window to the front. A white four piece suite comprising double end bath with central taps, pedestal wash hand basin, wc and shower cubicle. Modern tiling to the walls, heated chrome towel rail extractor and downlights to the ceiling. The floor has been tiled.

### EXTERNAL

To the front of the property is a garden area and off road parking for two cars. An up and over door leads to the garage.

The rear garden has been lovingly landscaped and developed by the current owners and has matured well. There is a pond, ornamental and fruit trees, perimeter shrubs and borders and a lovely view to the side towards Farleton Knott. The garden is bounded by a field. The garden shed, summerhouse and greenhouse are to stay and there is a pleasant patio sitting out area.

### GARAGE

18' 11" x 10' 2" (5.77m x 3.1m)

The garage has power and light and the wall mounted Vaillant combi boiler. A door leads to the rear. To the side of the property is a bin storage area and gate leads to the rear garden.





## DIRECTIONS

From our office in Milnthorpe, proceed towards Ackenthwaite and at Dallam School roundabout turn right towards Holme Village. Turn left in Mayfield Drive. Follow the road onto the new development. The property is located to a cul de sac to the left hand side and is the second property on the right.

## GENERAL INFORMATION

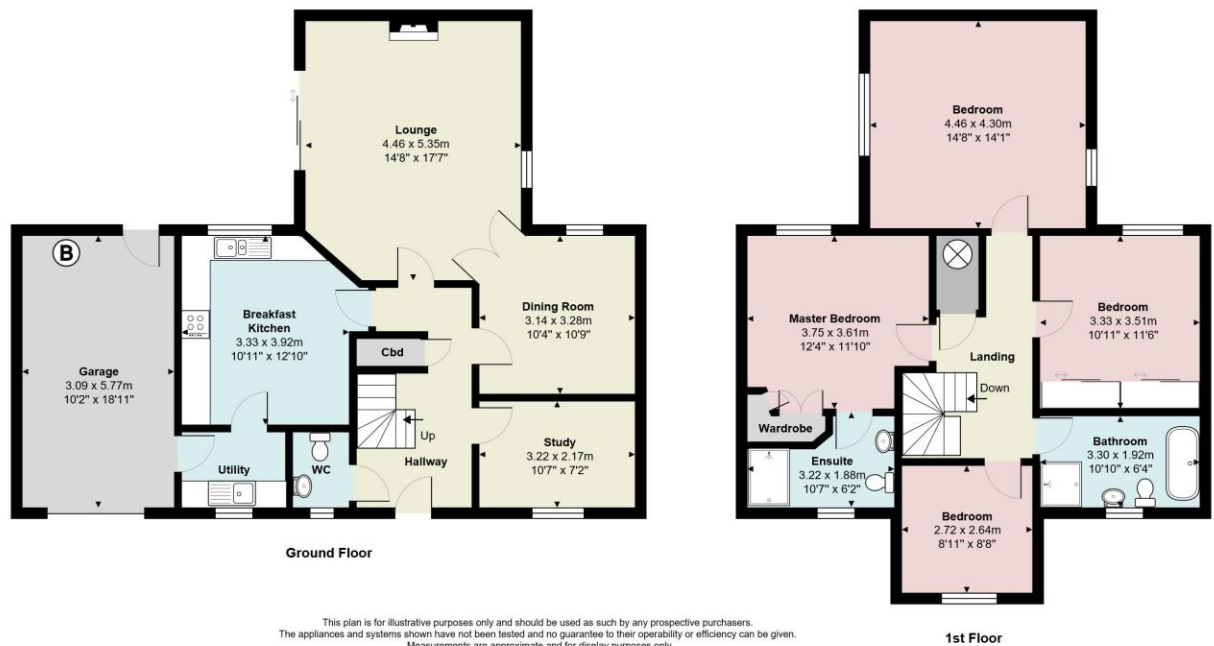
Mains Services: Water, Gas, Electric and Drainage are connected.  
Tenure: Freehold  
Council Tax Band: E  
EPC Grading: C







## FLOOR PLAN



*These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.*

