



4 Acorn Close, Lancaster
Lancaster

£325,000



4 Acorn Close

Lancaster, Lancaster

Situated in a quiet secluded area of Lancaster. Immaculate, spacious, bright and airy modern 3 storey property. Large south facing garden with artificial grass for easy maintenance. Three generous bedrooms offering great scope for a growing family.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Tasteful 3 storey town house - flagship property for Merewood Homes
- Large south facing, level low maintenance garden with artificial grass
- French doors lead from lounge to South facing rear garden
- Immaculate bathroom, fully tiled in matt stone textured tiles, includes rainfall shower over the bath.
- SieMatic sage green kitchen includes Neff oven and extractor fan, integrated dishwasher, fridge freezer, washer/dryer and microwave
- Separate ground floor WC
- Bedroom 2 features a bay window offering fabulous views
- Illuminated mirrors and heated towel radiators in both bathrooms
- Set over 3 floors, with large storage cupboard to the 1st floor landing
- 3rd floor spacious master bedroom and ensuite with beautiful feature window



GARDEN

Large South facing, level easy maintenance. Securely fenced, with easy care artificial grass laid, surrounded by paving slabs

GARAGE

ALLOCATED PARKING

ALLOCATED PARKING

1 Parking Space

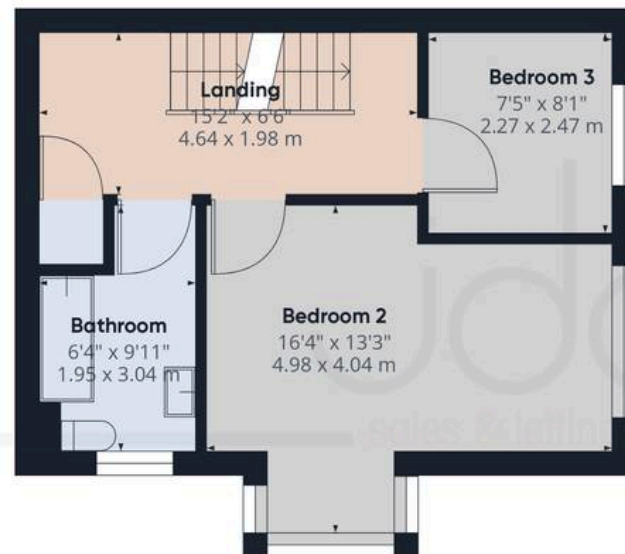
Allocated parking space outside garage







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1441.55 ft²

133.92 m²

Reduced headroom

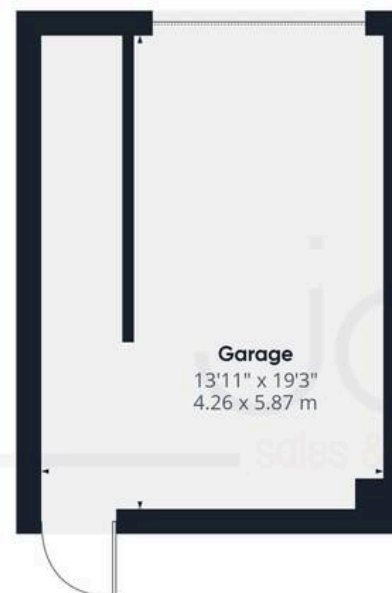
2.07 ft²

0.19 m²

Storage space
4'2" x 6'5"
1.29 x 1.96 m



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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