



20 Hawthorn Avenue, Brookhouse  
Lancaster

£330,000





## 20 Hawthorn Avenue

Brookhouse, Lancaster

Charming 4-bed dormer bungalow in Brookhouse, Caton. Spacious rooms with natural light and En-suite master bedroom. Perfect for families & professionals seeking tranquility and convenience.

Council Tax band: TBD

- Charming 4-bedroom dormer bungalow in Brookhouse, Caton
- Spacious lounge, kitchen, dining room, and office
- Master bedroom with en-suite and stunning views
- Parking for two cars and a garage
- Private garden with mature flowerbeds and small lawn
- Raised patio area perfect for sunlit relaxation
- Peaceful village setting with a close-knit community
- Proximity to local amenities and excellent schools
- Easy access to Lancaster and major transport links
- EPC Band E





### The Location

Nestled in the picturesque village of Brookhouse, Caton, this charming 4-bedroom dormer bungalow offers a perfect blend of tranquility and convenience. Enjoy stunning views from the master bedroom, spacious living areas, and the comfort of a peaceful, close-knit community. With easy access to local amenities, excellent schools, and the beautiful Forest of Bowland, this property provides an ideal setting for families and nature enthusiasts alike. Just a short drive from Lancaster and major transport links, this home combines rural charm with modern convenience.

### The House

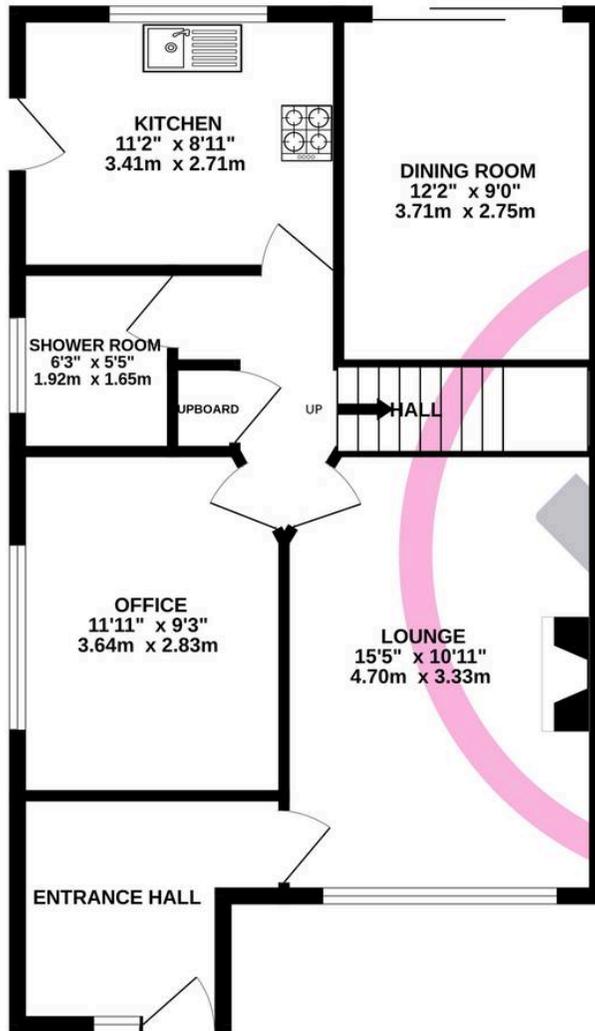
This delightful 4-bedroom dormer bungalow in Brookhouse, Caton, offers a spacious and versatile living space perfect for families. The ground floor features a welcoming lounge, a well-appointed kitchen, a dining room, an office, and a convenient shower room. Upstairs, the master bedroom boasts an en-suite and breathtaking views, complemented by three additional bedrooms.

### The Outside Space

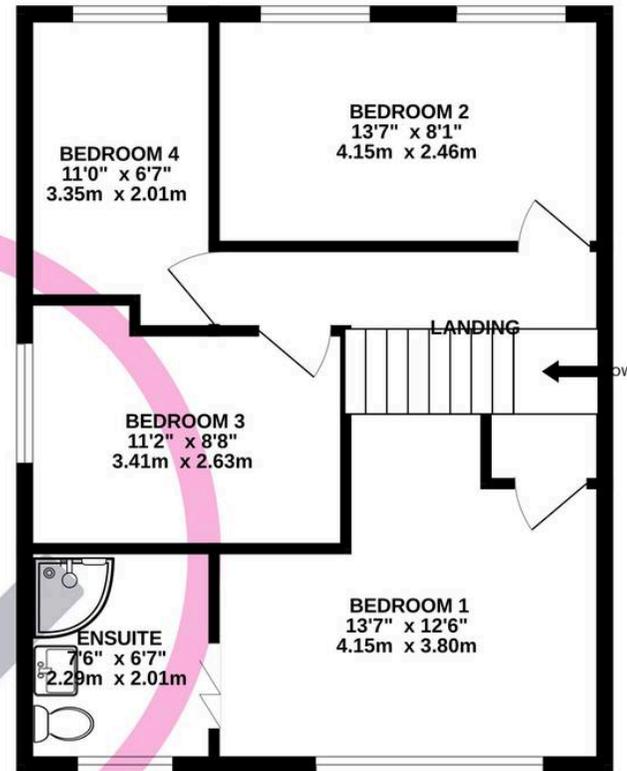
The private garden of this charming dormer bungalow is a true highlight, featuring mature flowerbeds that add a splash of color and a small lawn perfect for relaxation or play. The raised patio area is ideally positioned to capture the sun, making it an excellent spot for outdoor dining or enjoying a morning coffee. With its blend of greenery and functional space, this garden offers a serene retreat right at your doorstep.



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Lancastrian Estates

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