



26 St. James Drive, Burton  
£330,000









## 26 St. James Drive

Burton, Carnforth

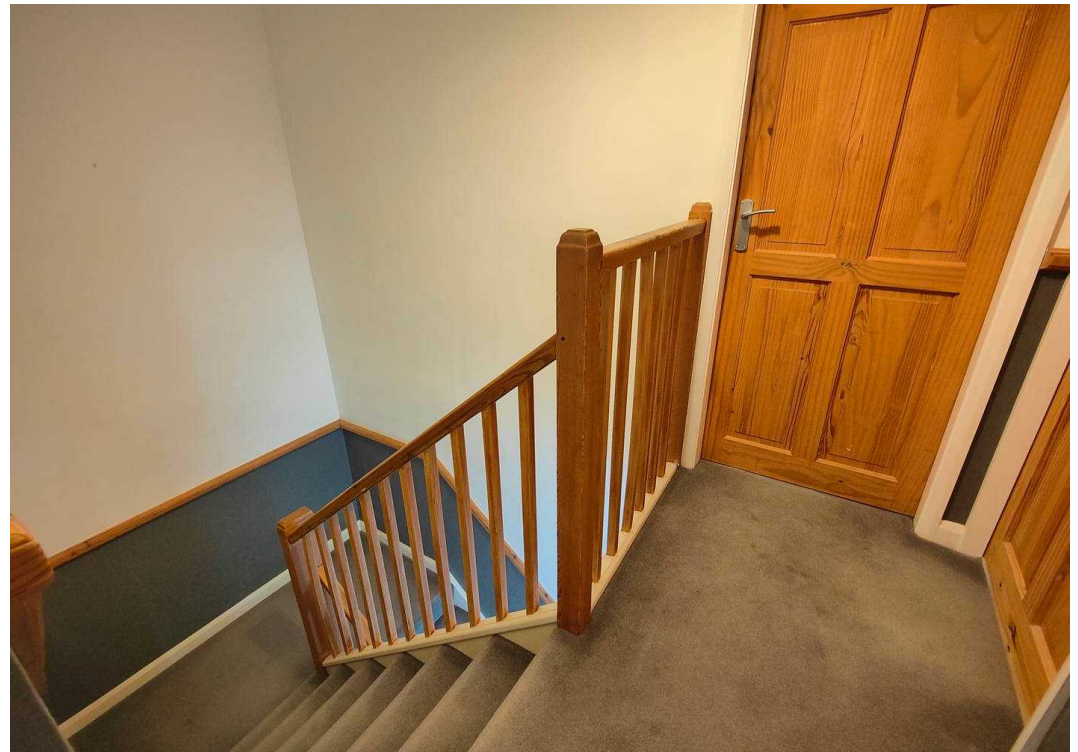
Stunning 3-bed semi-detached house with high-spec kitchen, spacious living area, and well-appointed bedrooms. B4RN broadband, immaculate condition, and no chain. Close to amenities and transport links, promising modern living in a sought-after location.

Council Tax band: D

Tenure: Freehold

- Semi Detached
- 3 Bedrooms
- No Chain
- High Spec Kitchen Diner
- B4RN Broadband
- Immaculate & Modern Throughout
- Patio Doors to Rear Garden
- Driveway Parking
- Local Village Amenities
- Transport & Travel Links









### **The House**

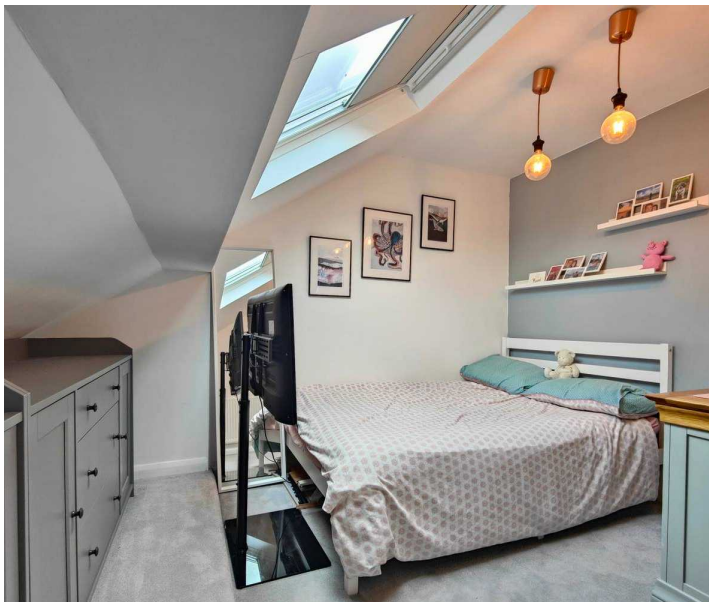
The double glazed front door opens to the front hallway which has a cloaks cupboard to the side meaning you can keep the hallway clear and all the family bags and shoes handy at the door. From here a wooden door with glazed panel and glazing to the side opens to a wide, light and bright central hallway. With modern neutral décor complementing the wood effect flooring and stripped woodwork the overall first impression is impressive. The house has been modernised to a high spec in recent years. Stairs lead up to the first floor and matching doors open to the living areas to either side. The lounge door has a feature glazed panel to the side and being dual aspect with a large front bay style window it really is a light, bright living room. There is a modern focal fire and plenty of space to relax and unwind. Across the hallway the separate family room has sliding patio doors opening to the garden and is currently utilised as a home office. It's a great additional space.

### **Kitchen Diner**

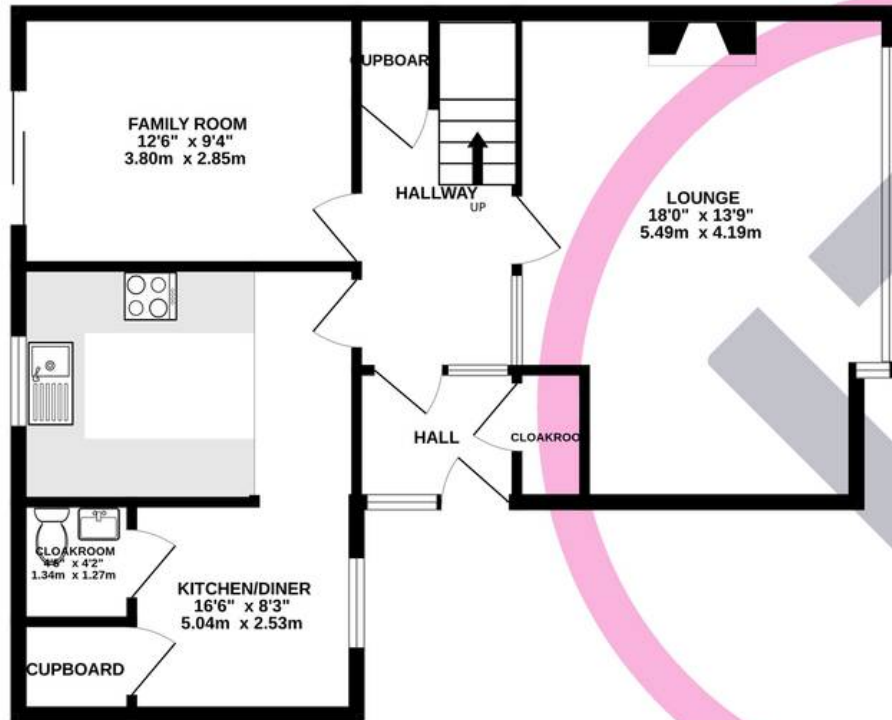
The kitchen was updated by Panorma Kitchens in 2020 and is sleek and modern with integrated appliances concealed within light grey cabinets with matching splashbacks and a light wood effect work top which complements the wood wash effect of the flooring. There are modern dark grey radiators throughout and modern solid wood doors from the dining area open to a storage cupboard and to a modern ground floor WC cloakroom. The dining area window looks out over the front drive and the kitchen window looks out to the rear garden so again this living space has a light, bright feel.

### **Upstairs**

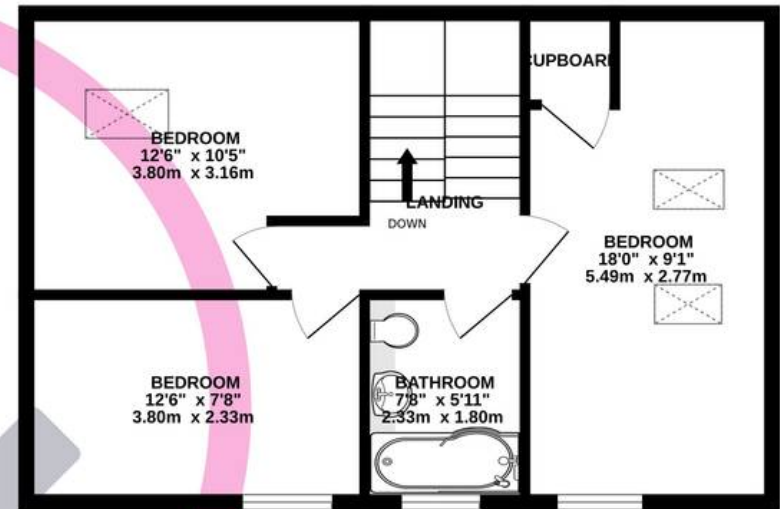
On the first floor there are three bedrooms, all of which can accommodate a double bed. The bathroom has a stylish feel with a P shaped bath and over bath shower.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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