



66 Mayfield Avenue, Holme
£465,000





66 Mayfield Avenue

Holme, Carnforth

Stunning 4-bed detached house with no chain in sought-after location. Features spacious kitchen diner, garden room, wood-burning stove, master en-suite. Beautiful landscaped gardens, flagged patio, detached garage, driveway parking. Perfect blend of comfort and style, not to be missed.

Council Tax band: E

Tenure: Freehold

- Detached House
- Wood Burning Stove
- No Chain
- 4 Bedrooms, 1 En-Suite
- Kitchen Diner & Utility Room
- Extended Garden Room to Rear
- Utility Room
- Driveway & Garage
- Garden w/ Open Rear Aspect
- Transport & Travel Links





Location

The village of Holme enjoys a peaceful, rural location but with all the benefits of village life on the doorstep. There are local village amenities and a strong sense of community. For families you will find beautiful walks on the doorstep. The village has a popular primary school and there is a choice within easy reach. QES has a bus link and the location means there is a good choice of secondary options including Lancaster Grammar Schools. Being within easy travelling distance of Bentham, Ingleton, Kirkby Lonsdale, Skipton, Kendal or Lancaster means everything you could want is easily accessible. With the dales, fells and lakes close by this really is a super location.

Welcome Home

With immaculate presentation throughout buyers will be impressed by this extended, four bed, detached property. The front door opens to a central hallway which enjoys a tall, feature window to the half landing creating a light, bright welcome. There is a large open plan kitchen diner straight ahead and a large lounge to the right. A generous cloakroom/ WC and storage cupboard complete the hallway. Karndean flooring complements fresh, modern décor to create a distinctive and high spec finish.



Kitchen Diner

There is plenty of space to entertain in this light, open plan space. Integrated appliances include the hob, double oven, dishwasher and fridge freezer. The light oak effect cabinets are complemented by solid granite counter tops and there is a breakfast bar to the side offering the perfect place for a coffee or informal dining. The dining area is generous and Karndean, tiled effect flooring throughout complements the splash back tiling and creates the perfect finish. A matching utility room to the side has matching cabinets and space for appliances.

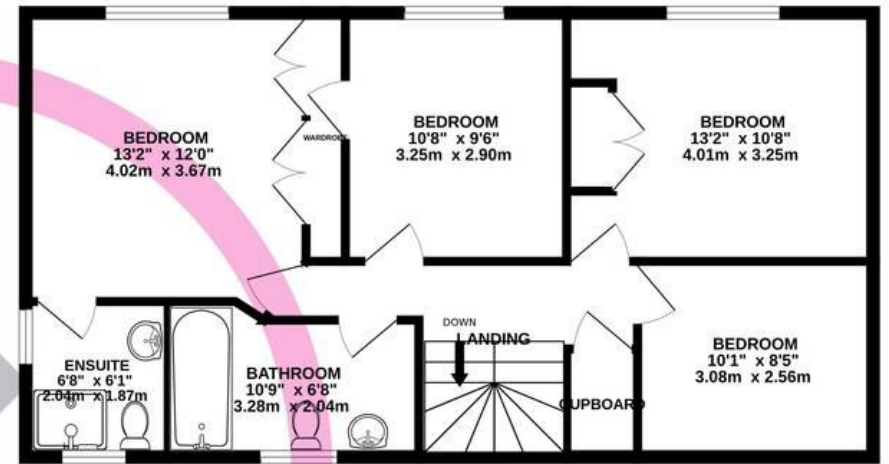
Reception Rooms

From the dining area sliding patio doors open to large, extended rear Garden Room. What a superb addition to the house! This generous room has a fully insulated roof with roof lights keeping it warm in the Winter and

GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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