



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£350,000 Freehold

****CHAIN FREE****

Love Homes are delighted to present this stunning four-bedroom detached property—perfect for your next family home. Offering spacious living accommodation, two inviting reception rooms, and excellent transport links nearby, this home is a must-see.

- ****NO CHAIN ****
- Detached family home
- Four Bedrooms
- Master to en-suite
- Two reception rooms
- Close to amenities and Town Centre
- Close to local schools

CHAIN FREE

Welcome to this impressive detached family home, situated on a desirable corner plot in Meadow Park, Cabus. Offering ample driveway parking and a single garage for additional storage or parking, this home is perfect for a growing family.

Upon entering, you are welcomed by a spacious hallway providing access to all ground floor rooms, with stairs leading to the first floor. To the right, the generous lounge features a charming electric fire as a focal point, complemented by a large front-facing window that fills the room with natural light. This well-proportioned space offers plenty of room for furniture and storage.

To the left, you'll find a conveniently located downstairs WC, as well as a second reception room with easy access to the utility room at the rear of the property. This versatile space can be adapted to suit your family's ever-changing needs, whether as a playroom, home office, or second lounge.

At the end of the hallway lies the heart of the home—the open-plan kitchen, dining, and living area. The kitchen is well-equipped with a range of wall and base units, offering ample storage and worktop space, along with designated space for a dishwasher and cooker. A spacious dining area seamlessly connects to the conservatory, which provides picturesque views of the rear garden. This well-thought-out layout is ideal for family life and perfect for entertaining guests, whether indoors or enjoying alfresco dining in the warmer months.

A separate utility room, complete with additional wall and base units, provides further storage, space for a washing machine and dryer, an integrated sink, and a door leading to the rear garden.

Ascending to the first floor, the neutral décor and spacious landing create a bright and airy atmosphere. To the left, the generously sized master bedroom boasts a large front-facing window, integrated wardrobes for ample storage, and a spacious en-suite bathroom, complete with a bath and overhead shower, washbasin, and WC—offering the perfect retreat at the end of the day.

The family shower room features a WC, heated towel rail, washbasin, and a spacious corner shower.

The third bedroom, positioned at the rear of the property, benefits from picturesque garden views through a large window and offers ample space for a bed and additional furniture. The second and fourth bedrooms, both located at the front, also provide generous space for beds and storage.

The appeal of this home continues outside with a private, enclosed rear garden featuring mature trees and bushes, a well-maintained lawn, and a large patio—ideal for outdoor seating and entertaining. A convenient side gate provides access to the front of the property, while a separate door leads directly to the garage.

Don't miss the opportunity to make this property your dream family home. Call 01995 213101 today to book your viewing!

Council Tax Band: E (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

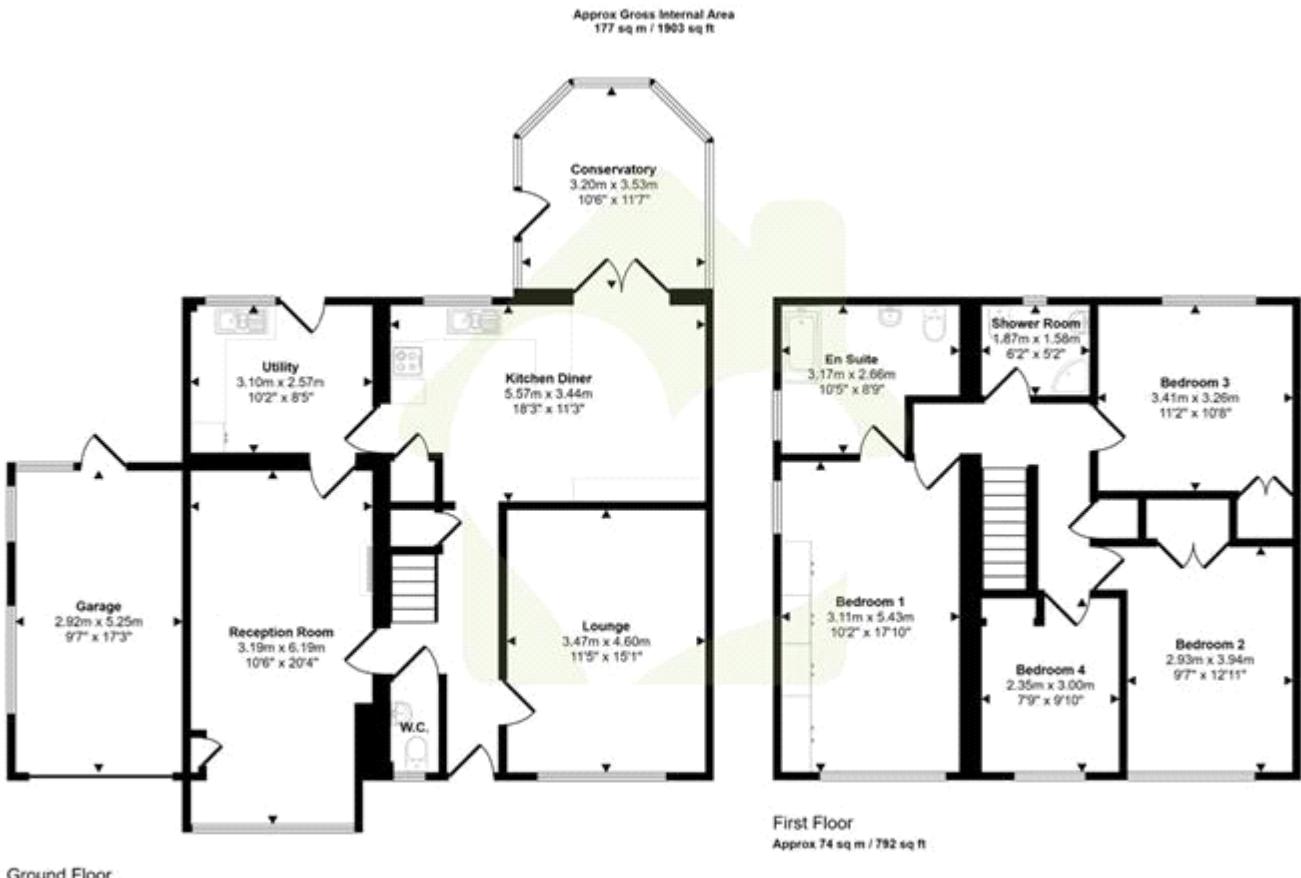
Water supply: Mains

Sewerage: Mains









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the fixtures/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.