

178 Garstang Road, Claughton-On-Brock

£325,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Why Live on Garstang Road, Claughton-on-Brock?

Garstang Road in Claughton-on-Brock offers the perfect balance of semi-rural charm and everyday convenience. Set within a friendly and well-connected village, residents enjoy peaceful countryside surroundings while still benefiting from excellent access to nearby towns, schools, shops, and commuter routes. The area is known for its welcoming community, scenic walks, and a relaxed, village atmosphere that appeals to families, professionals, and downsizers alike.

Claughton-on-Brock also sits within easy reach of Garstang and Preston, offering an excellent choice of amenities, restaurants, and leisure facilities, all while retaining its quieter, more rural character. With reputable local schools and beautiful open spaces on your doorstep, it's a location that supports a calm, comfortable lifestyle without compromising practicality.

Introducing a Turnkey-Ready Three-Bedroom Semi-Detached Dormer Bungalow

We are delighted to introduce this beautifully presented three-bedroom semi-detached dormer bungalow on Garstang Road, a truly turnkey-ready home perfect for those seeking modern comfort in a sought-after village setting. Thoughtfully updated and finished to a high standard throughout, this home offers spacious living, versatile accommodation, and a move-in-ready layout ideal for a range of buyers.

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Entrance Hallway

Stepping inside, you are welcomed into a bright and well-presented entrance hallway that immediately sets the tone for the quality and care found throughout the home. The space offers a practical layout with direct access to the ground-floor rooms and the staircase rising to the first floor. Natural light filters through the glazed entrance door and surrounding panels, enhancing the fresh and airy feel. The hallway benefits from modern internal doors, a stylish radiator, and contemporary décor that adds a warm and inviting touch. There is ample room for coats and shoes, making this a functional yet attractive entry point to the property. From here, you can easily access the living areas, ground-floor bedrooms, and bathroom, with the staircase neatly positioned to lead to the first floor.

Living Room

The living room is a bright and beautifully presented space, thoughtfully designed to create an inviting and comfortable atmosphere. A large picture window stretches across the front elevation, flooding the room with natural light and offering a pleasant outlook over the front garden. A contemporary feature wall forms the focal point of the room, incorporating a sleek inset electric fire that adds warmth and ambience, complemented by a recessed alcove above, perfectly sized for a wall-mounted television. Built-in shelving to the side provides stylish display space and enhances the room's modern character. The generous proportions of the living room easily accommodate a variety of seating arrangements, making it an ideal area for both relaxing and entertaining. Neutral décor and high-quality finishes create a fresh, versatile backdrop that will suit a wide range of tastes and furnishings.

Kitchen/Diner

This impressive open-plan kitchen-diner offers a bright, modern space ideal for family life and entertaining. The dining area features contemporary wall panelling and French doors opening to the rear garden, creating a seamless indoor-outdoor flow. The stylish kitchen includes sleek white cabinetry, contrasting worktops and a central island for excellent storage and preparation space, with a large window overlooking the garden. Integrated Bosch appliances comprise the electric hob, oven and extractor, with space for a microwave, washing machine and

freestanding fridge/freezer. A large understairs cupboard provides superb additional storage, perfect for household essentials. Combining practicality with contemporary design, this space forms the heart of the home.

Ground Floor Bathroom

The ground-floor bathroom is stylishly appointed, offering a modern and well-designed space finished to a high standard. It features a generously sized corner shower enclosure with a sleek glass screen and contemporary tiling that adds a luxurious feel. A modern vanity unit provides excellent storage beneath the washbasin, helping to keep the room clutter-free. The frosted window allows plenty of natural light while maintaining privacy, and a chrome heated towel rail adds both comfort and practicality. Completed with neutral tones and quality fixtures throughout, this bathroom delivers a fresh, modern look ideal for daily use.

Bedroom 3

Situated at the front of the property, this well-proportioned ground-floor bedroom offers a bright and comfortable space, enhanced by a large window that allows plenty of natural light to fill the room. Neutral décor and modern finishes create a calm and versatile environment, suitable for use as a guest bedroom, home office, or hobby room. The room provides ample space for freestanding furniture and benefits from a central heating radiator and contemporary internal door, ensuring both comfort and style. A flexible and inviting room that adapts easily to suit a variety of needs.

Landing

Ascending the stairs, you arrive at a bright first-floor landing that continues the home's stylish presentation. The space is enhanced by modern lighting and soft, neutral décor, creating an inviting transition between the upper rooms. From here, doors lead to the remaining bedrooms and bathroom suite, making this a practical and well-designed central space on the upper level.

Bedroom 1

Bedroom One is a beautifully presented and generously sized principal bedroom, offering a peaceful and inviting retreat on the first floor. Multiple Velux windows fill the room with natural light and create a bright, uplifting atmosphere, while the charming sloped ceilings add warmth and character. The generous floor space easily accommodates a large bed and additional furnishings, and the soft carpeting and modern décor enhance the relaxing feel. Adjoining the room is an impressive dressing area, cleverly designed to maximise the dormer layout. This versatile space also benefits from Velux windows and provides excellent storage potential with ample room for wardrobes, shelving and drawer units. In addition, generous fully insulated and boarded eaves spanning the full width of the room offers valuable extra storage, making the entire suite both stylish and highly practical.

Bedroom 2

Bedroom Two is a bright and generously sized double bedroom, offering excellent versatility for a range of lifestyles. A large picture window fills the room with natural light and provides pleasant views over the rear garden, creating an uplifting and welcoming feel. The room is well-proportioned, easily accommodating a double bed along with additional furniture such as wardrobes, drawers or a desk, making it ideal as a comfortable guest room, a peaceful bedroom for family members, or even a spacious home office. Finished with soft carpeting and neutral décor, Bedroom Two provides a calm, modern space that's ready for someone to move straight into and make their own.

Bathroom

The first-floor bathroom suite is an impressive, contemporary space designed with both luxury and practicality in mind. Finished in stylish, modern tones with feature wall panelling and ambient lighting, it offers a spa-like atmosphere ideal for unwinding. A stunning freestanding bathtub provides a real focal point, perfect for long, relaxing soaks, while the separate walk-in shower, complete with a large rainfall showerhead, adds everyday convenience. A sleek vanity unit with an integrated sink and illuminated mirror offers excellent storage for toiletries, complemented by a tall matching cabinet for additional organisation. The room also includes a modern WC and a large frosted window that allows natural light to flood the space while maintaining privacy. With high-quality fixtures, generous proportions and a beautifully considered layout, this bathroom delivers a luxurious experience that enhances the overall feel of the home.

Rear Garden

The property benefits from a beautifully maintained and fully enclosed rear garden, offering an ideal balance of lawn, patio and raised decking, perfect for outdoor dining, relaxing or entertaining. The garden enjoys a good degree of privacy thanks to the surrounding fencing and mature greenery, creating a peaceful and welcoming outdoor retreat. A standout feature is the large, water-tight garage, positioned to the rear. Constructed in concrete with a solid concrete base, it has been externally clad in timber to blend seamlessly with the garden's aesthetic. The garage is fitted with electricity and lighting, making it an excellent multi-purpose space, ideal as a workshop, hobby area or secure additional storage. Double doors to the front elevation provide easy access for larger items or equipment. A gate at the side of the garden leads through to the side of the property and onwards to the front, offering convenient external access without the need to pass through the home.

Front Garden

The property enjoys an attractive and low-maintenance front garden, thoughtfully designed with a generous hardstanding gravel area that provides additional parking space for a vehicle. Mature shrubs and neatly kept borders add a welcoming touch of greenery to the frontage. A long, private driveway extends down the side of the property and offers parking for up to three cars, making it ideal for households with multiple vehicles or visiting guests. The entrance to the home is conveniently located partway down the driveway, offering a sense of privacy from the main road. The side access continues beyond the front door and leads directly to the rear of the property, where you'll find the large, fully equipped garage, perfect for tools, hobbies, or additional secure storage.

Garage

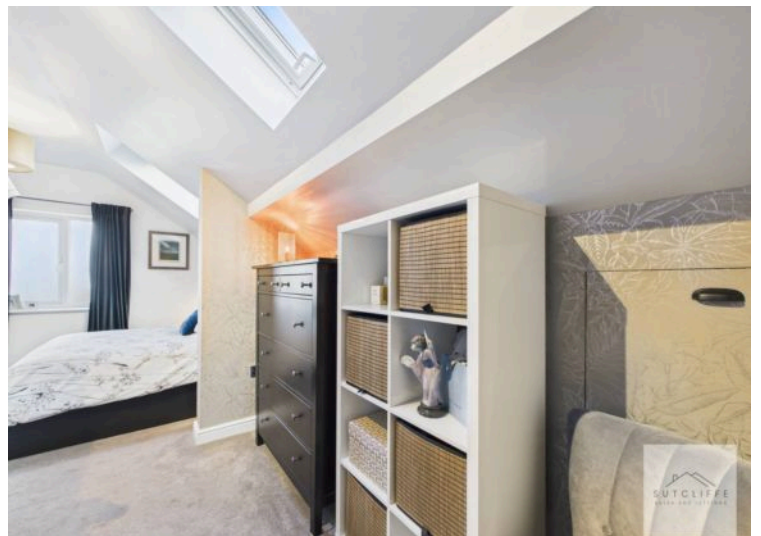
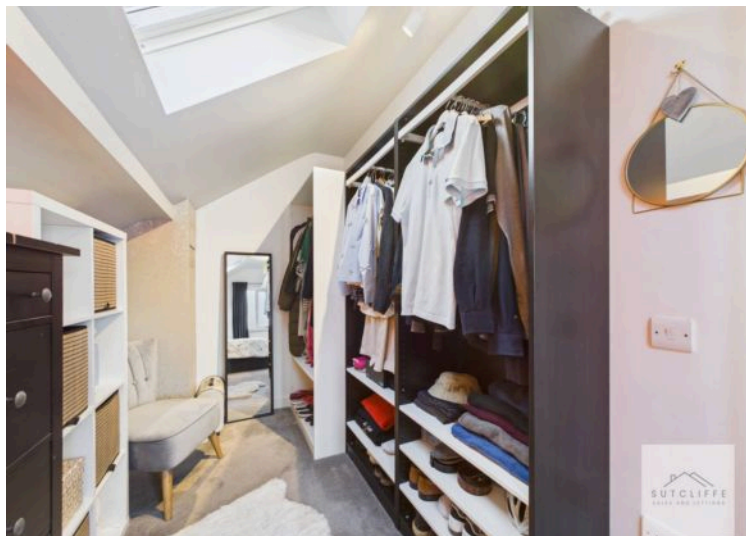
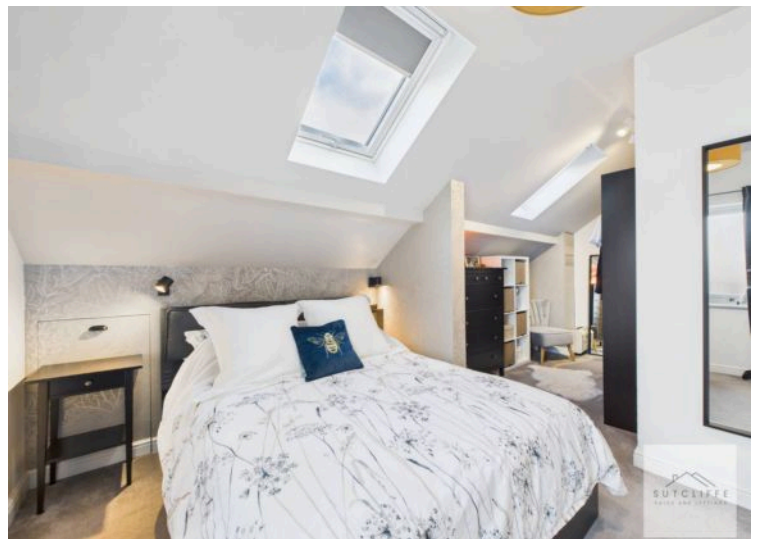
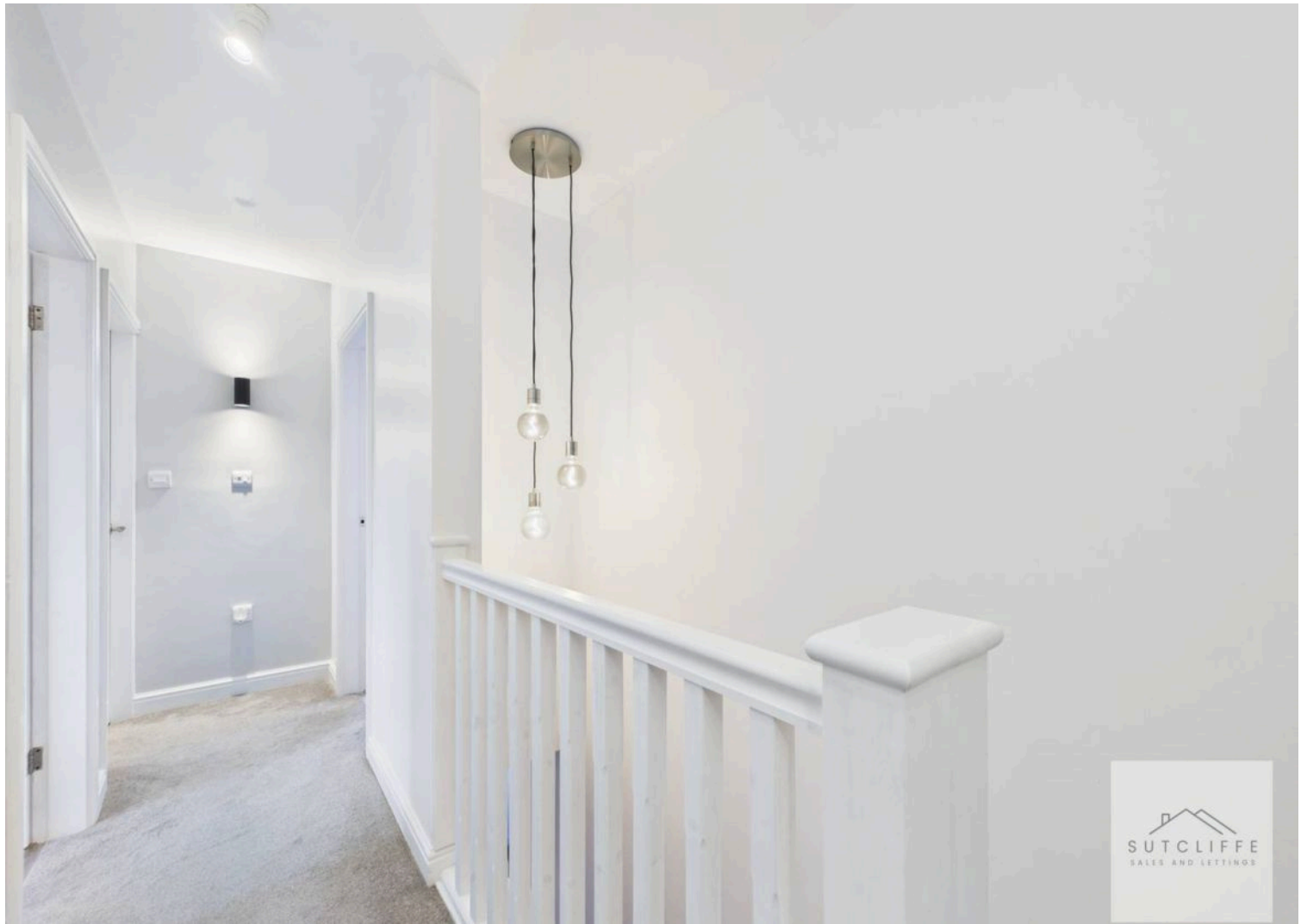
Driveway

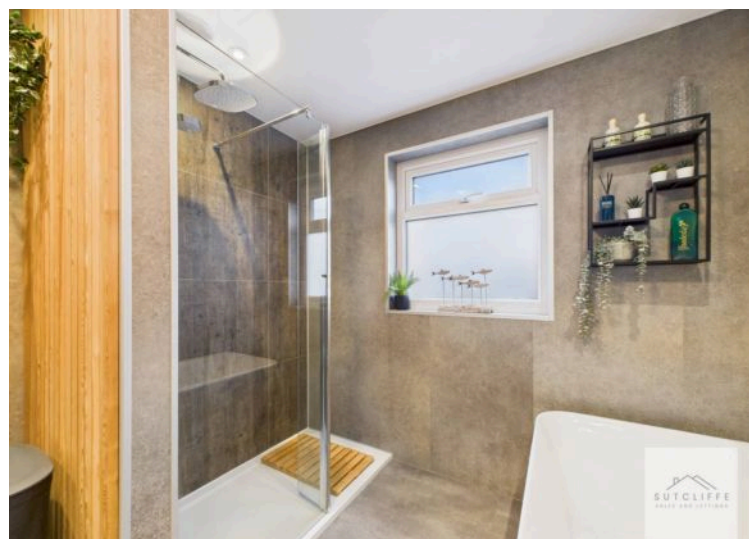
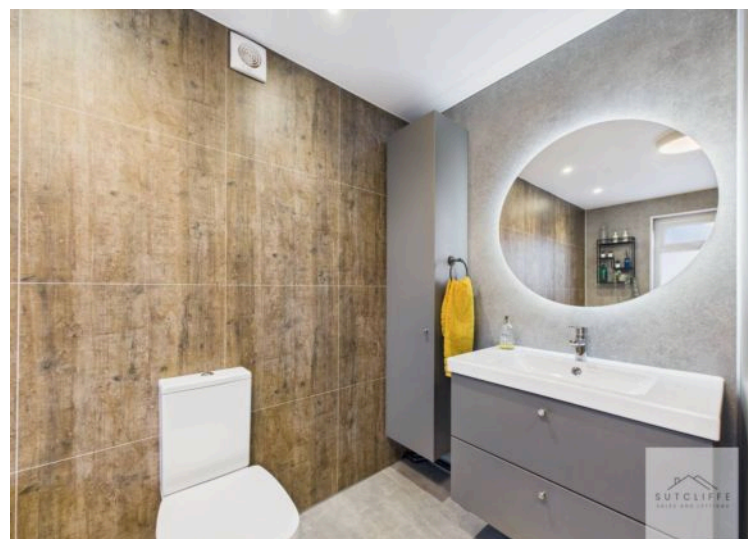
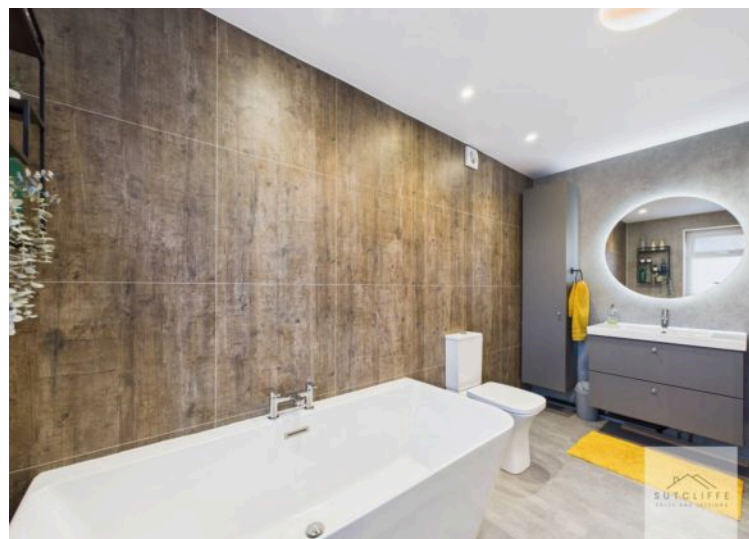
















Ground Floor



First Floor

Approximate total area⁽¹⁾

84.7 m²
912 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

