



57 Joe Lane, Catterall

£335,000 Freehold

Council Tax band: E - Tenure: Freehold - EPC Energy Efficiency Rating: B - EPC Environmental Impact Rating: B

No Chain - Four Bedroom Detached - Close to Local Amenities - Walking Distance to Public Transport Links

Easy access to the A6 for Commuters - Close to Outstanding Schools - Dedicated Work from Home Space



 01995 912777

 hello@sutcliffesales.co.uk



Perfectly blending modern comfort with practicality, this four-bedroom detached home on Joe Lane offers everything a family could wish for. From the moment you arrive, the property stands out with its generous proportions, stylish presentation, and an abundance of versatile living space. Designed to accommodate today's lifestyle, it balances relaxation with functionality, including the invaluable addition of a dedicated work-from-home area, ideal for those seeking flexibility without compromise.

This is not just a house, but a home that adapts to you. Whether it's entertaining guests, enjoying family life, or creating a professional base from which to work, the space has been thoughtfully arranged to meet every need.

Living on Joe Lane only enhances the appeal. Set within a desirable and well-connected area, you would benefit from an excellent choice of local amenities, highly regarded schools, and reliable transport links that make commuting simple. At the same time, green spaces, leisure facilities, and a welcoming community atmosphere create a lifestyle that is as relaxed as it is convenient.

Joe Lane is more than just an address, it's a place where you can put down roots, enjoy the best of both worlds, and truly feel at home.

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Entrance Hallway

Upon arrival, you are welcomed into a spacious entrance hallway that immediately sets the tone for the home. Tastefully decorated by the current owners, this inviting space offers a warm first impression while providing direct access to all ground floor living areas as well as the staircase leading to the first floor.

W/C

The generously sized downstairs W/C is fitted with a wash basin and toilet, complemented by a window to the side elevation that allows natural light to flow in. The room also benefits from additional space, making it ideal for a freestanding unit or piece of furniture to store toiletries or household essentials.

Living Room

The living room is a beautifully presented space, enhanced by a walk-in boxed bay window that floods the room with natural light. Well designed for modern living, it features TV aerial access, ample electric sockets, and plenty of room to accommodate a variety of furnishings, making it the perfect setting for both relaxation and entertaining.

Kitchen Diner

The kitchen diner is a truly impressive space, thoughtfully designed to combine style and practicality. An extensive range of wall and base units are complemented by integrated appliances, including a double oven, gas hob, extractor fan, fridge, freezer, dishwasher, washing machine, and a 1½ sink with drainer. The room is bathed in natural light from the rear window and French doors, which also create a seamless flow to the outdoor space. An understairs double cupboard serves perfectly as a pantry or additional storage. With ample room for a large dining table and further furnishings, the size and versatility of this room are fully showcased. Under-counter lighting adds both practicality and a touch of contemporary charm.

Landing

Ascending the staircase, you are welcomed by a bright and inviting landing. A feature chandelier above the stairwell creates an elegant focal point, while a side elevation window allows natural light to enhance the space.

From here, access is provided to four well-proportioned bedrooms and the family bathroom.

Bedroom 1

Bedroom One is a stunning master suite, thoughtfully designed with floor-to-ceiling mirrored integrated wardrobes that provide both elegance and practicality. The room still offers ample space for a bed and additional furnishings, with a large window to the front elevation ensuring plenty of natural light. A door leads directly into the private en-suite, adding to the convenience and luxury of this beautiful room.

En-Suite

The en-suite is stylishly fitted with a shower, wash basin, and W/C, complemented by a window to the side elevation that brings in natural light. This well-finished space perfectly completes the master suite, offering comfort and functionality in equal measure.

Bedroom 2

Bedroom Two is a generously sized double room, offering ample space for a range of furnishings. A rear elevation window provides a pleasant outlook while filling the room with natural light, making it an inviting and versatile space.

Bedroom 3

Currently utilised as a home office and storage space, Bedroom Three offers excellent versatility. Whether used as a comfortable bedroom, a productive office, or adapted to suit a variety of needs, this room is filled with natural light from a front elevation window, making it both practical and inviting.

Bedroom 4

Currently used as a dressing room and walk-in wardrobe, Bedroom Four has previously accommodated a double bed, showcasing its generous proportions. A rear elevation window provides attractive views over the garden while filling the room with natural light, making this a highly adaptable space to suit a variety of needs.

Bathroom

The family bathroom is a superbly proportioned suite, fitted with a wash basin, W/C, and bath with overhead shower. Its generous size allows space for additional storage solutions, further enhancing practicality. A window provides natural light and ventilation, while a radiator adds comfort, completing this bright and functional room.

Office

Positioned to the other side of the garage, the home office is a superb addition to the property. Thoughtfully designed for modern living, it is fitted with air conditioning, multiple electric sockets, and even has plumbing in place, offering the potential to adapt the space for alternative uses such as a salon, studio, or small business. Accessed via French doors and conveniently located beside the side gate, it provides an easy and professional entrance for visitors, making it a truly versatile and valuable feature.

Garage

The garage is a highly versatile space that has been thoughtfully adapted by the current owners. Part of the area has been separated to create an ideal work-from-home environment, while still retaining valuable garage storage. The front benefits from a manual up-and-over door, with additional boarded space above for further storage solutions. Practical touches such as an EV charging point add to the appeal and functionality of this excellent feature.

REAR GARDEN

The rear garden has been exceptionally landscaped to create a truly serene outdoor sanctuary. Predominantly laid to lawn, it is beautifully complemented by established borders filled with mature shrubs and trees. Attractive porcelain grey tiles with stone edging form a stylish seating area, leading to a pergola fitted with electricity, perfect for outdoor dining and entertaining. A distinctive feature wall adds character and charm, providing an elegant alternative to traditional fencing and completing this stunning, thoughtfully designed space.

FRONT GARDEN

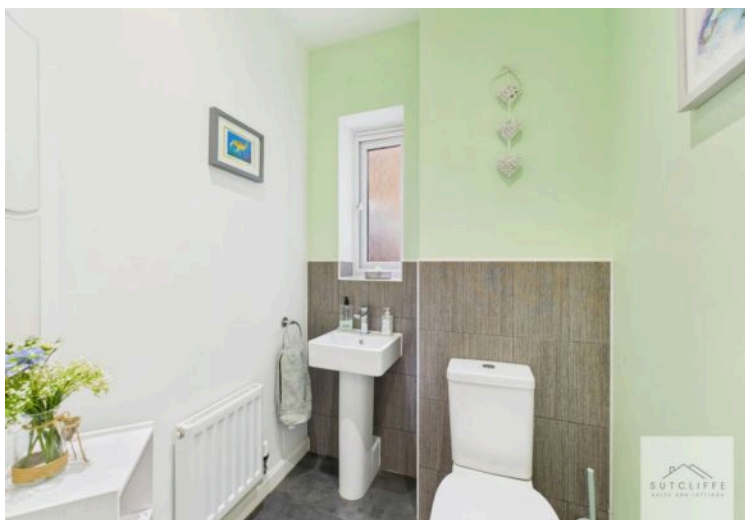
To the front, the home makes an immediate impression with a driveway providing parking for two vehicles, alongside a neatly kept lawn. The frontage is beautifully enclosed by an exceptional hedge, lovingly maintained to add both privacy and charm. Positioned on a generous corner plot, the property also benefits from additional garden space that extends gracefully down the side of the home, enhancing its curb appeal.

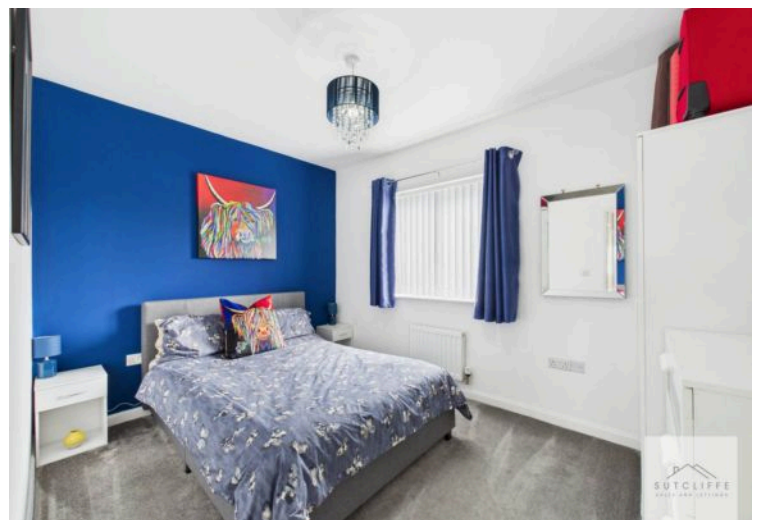
DRIVEWAY

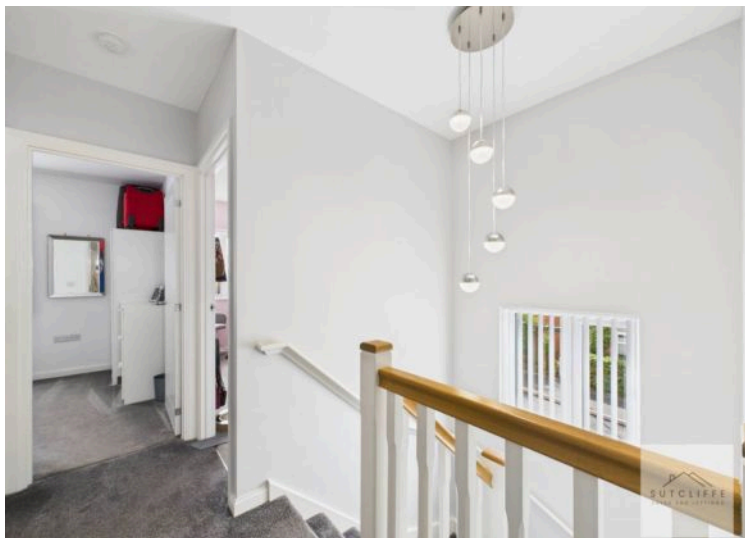
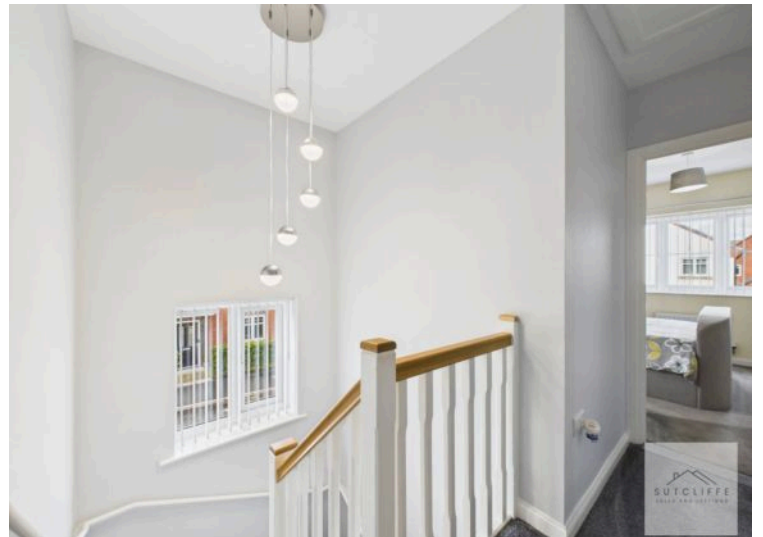
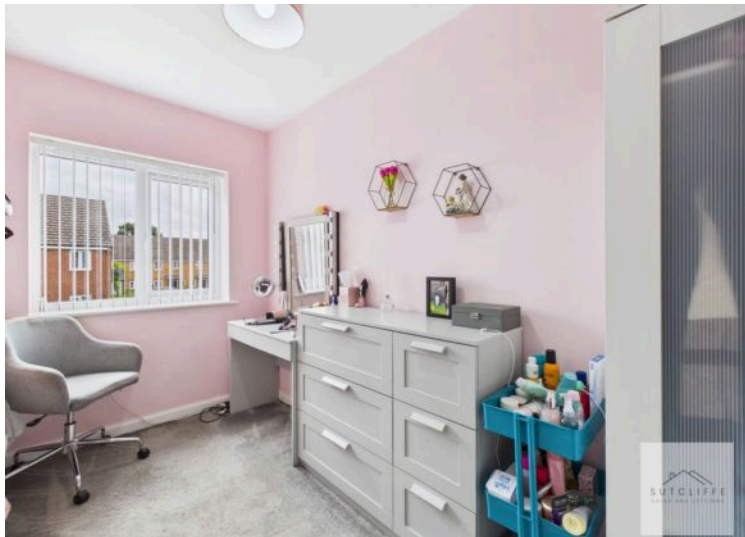
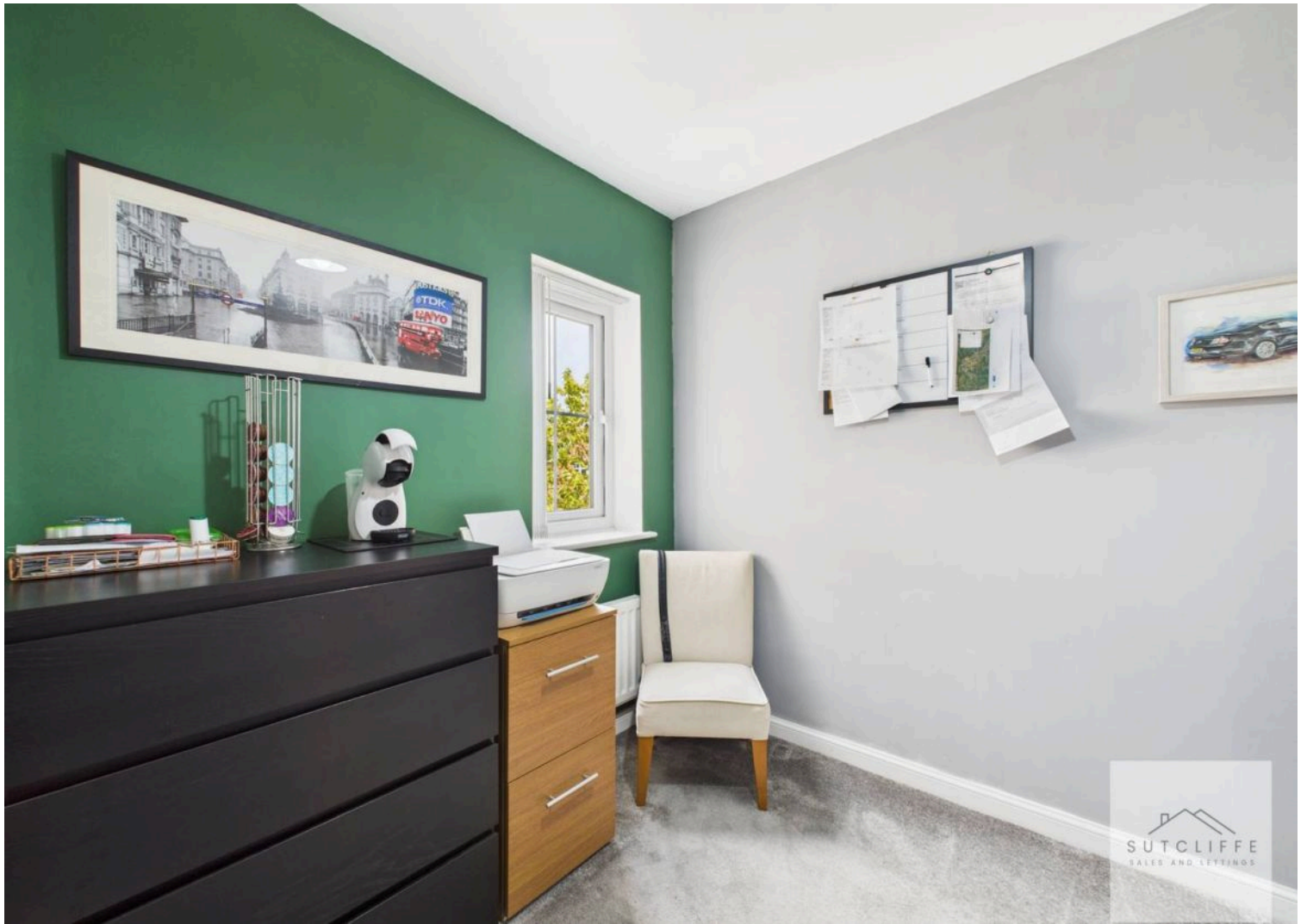
2 Parking Spaces

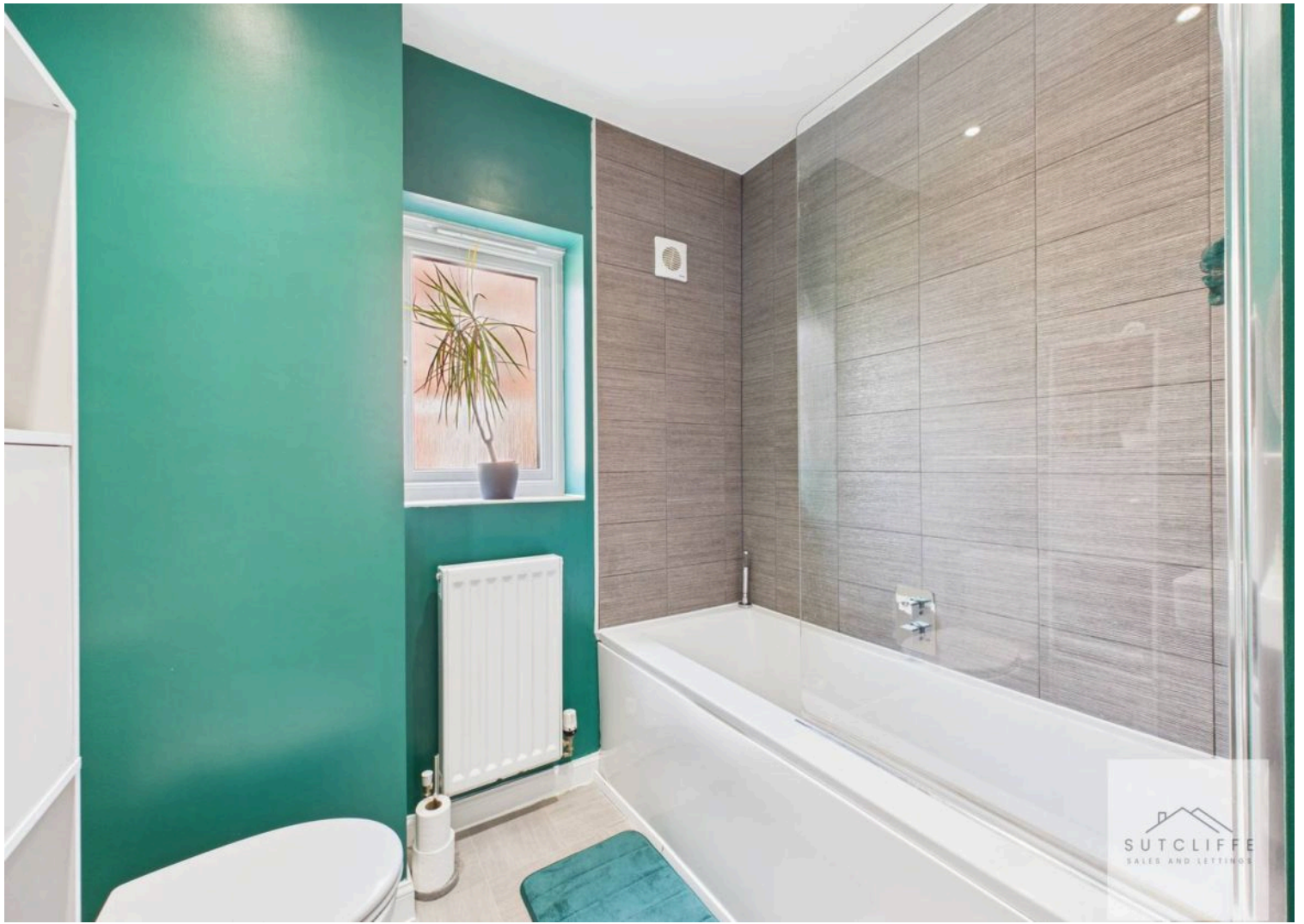


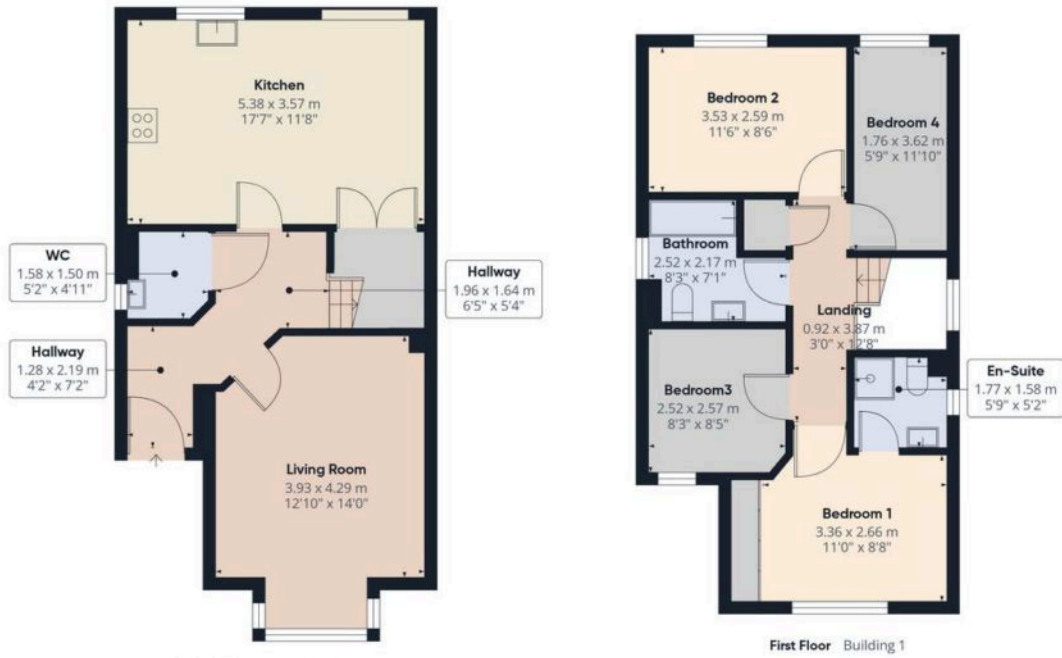












Ground Floor Building 1

First Floor Building 1



Ground Floor Building 2

Ground Floor Building 3

Approximate total area⁽¹⁾
108.8 m²
1173 ft²

(1) Excluding balconies and terraces

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

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