

# The Green

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An exclusive development of just eight  
beautifully finished 3 bedroom homes

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CARNFORTH



The beautiful Lake District



Morecambe bay boats



## CARNFORTH & THE SURROUNDING AREA

The town of Carnforth is a popular market town in the north of Lancashire which offers an enormous variety of things to see and do.

Being close to the stunning Morecambe Bay coast, the rolling hills of the Lake District and Yorkshire Dales and only minutes from Silverdale and Arncliffe, an Area of Outstanding Natural Beauty, makes Carnforth a sought after location for those who love to explore the great outdoors.

Among its attractions is Carnforth railway station which boasts its own heritage centre dedicated to the Oscar winning classic film, Brief Encounter which was filmed there in 1945.

Carnforth also has several very well regarded primary schools and an excellent high school, a wide variety of independent shops, supermarkets and local amenities with Booths, Tesco and Aldi within walking distance. Take a special trip to the Carnforth Bookshop which stocks thousands of second hand and antique books as well toys to entertain the kids, perfect for a rainy day!

It benefits from excellent links to the M6 and Carnforth's train station provides direct access to the West Coast Mainline. The larger towns of Lancaster and Kendal are within easy reach.

What's not to love?

*The Green*

# INTRODUCING *The Green*

Set in the heart of the picturesque town of Carnforth is ‘**The Green**’, an exclusive development of just eight semi-detached properties.

These beautifully presented contemporary homes are nestled behind a tranquil bowling green, hence the name ‘The Green’, and a lovely newly refurbished country pub, providing a perfect community hub and a place to relax.

With a local primary school and high school nearby, this makes ‘The Green’ the perfect choice for young families or a couple planning a family.

The development is also conveniently located in the centre of town giving you everything Carnforth has to offer on your doorstep.

Each property has 3 bedrooms and are designed for modern living with free-flowing spaces and an airy, light atmosphere and boasts well-proportioned, fully landscaped gardens.

All properties are built to a high specification, and in the early stages of the development buyers will have the opportunity to customise the property to their own taste, whether that be a crisp modern feel or the comfort and warmth of a more traditional style by selecting from our range of high specification kitchens, bathrooms and flooring.



# PLOTS 1, 3, 5 & 7

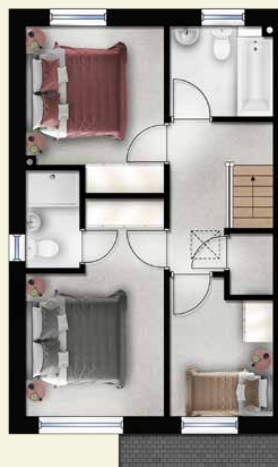
*The Green*

Artist's impression



Ground floor

Kitchen/Diner	5.31 x 2.95m	17'5" x 9'8"
Lounge	5.31 x 5.35m	17'5" x 17'6"
WC	1.58 x 1.03m	5'2" x 3'4"
Lobby	1.70 x 1.43m	5'7" x 4'8"



First floor

Bedroom 1	3.10 x 3.00m	10'2" x 9'10"
Ensuite	2.07 x 1.15m	6'9" x 3'9"
Bedroom 2	3.00 x 3.00m	9'10" x 9'10"
Bedroom 3	2.49 x 2.21m	8'2" x 7'3"
Bathroom	2.21 x 1.90m	7'3" x 6'2"

Please note that all measurements are approximate



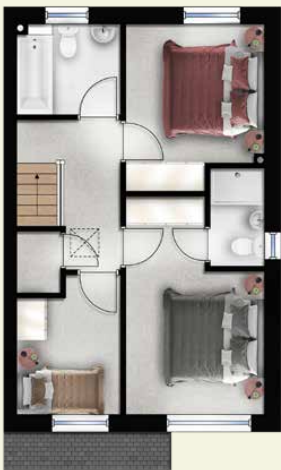
# PLOTS 2, 4, 6 & 8

The Green



Ground floor

Kitchen/Diner	5.31 x 2.95m	17'5" x 9'8"
Lounge	5.31 x 5.35m	17'5" x 17'6"
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# SPECIFICATION

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## KITCHENS

- Choice of modern kitchen units with soft closing doors and drawers (stage dependent)  
LED down lights
- Appliances including integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor
- Stainless steel bowl and half sink and tap

## INTERNAL JOINERY

- Modern style painted doors, skirting boards and architraves
- Feature staircase finished in white gloss
- Chrome door handles and hinges

## HEATING & ELECTRICAL

- BT point to Lounge
- LED Downlights to Bathrooms and Kitchen
- Low energy lighting to other rooms
- Mains powered smoke and heat detector
- Fitted intruder alarm system
- Gas thermostatically controlled central heating
- 'A' Rated kitchen appliances

## BATHROOMS & ENSUITES

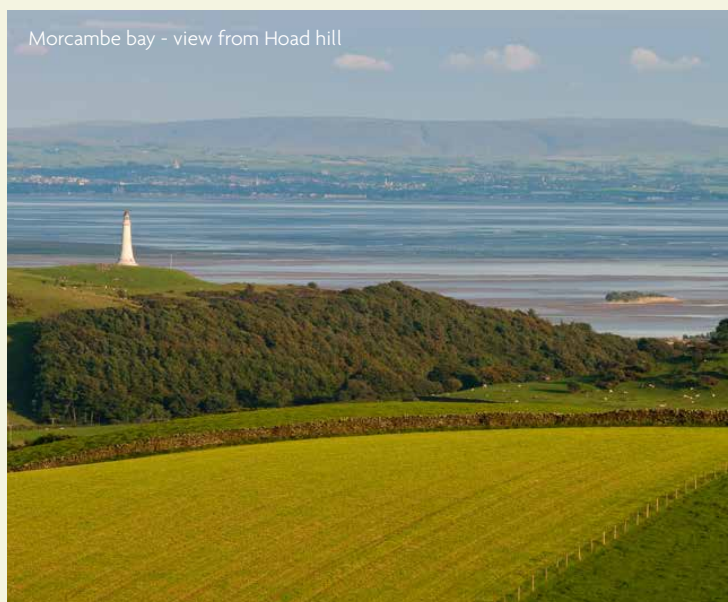
- Three piece suite
- Chrome heated towel rails
- Fully tiled to bath and shower areas and part-tiled to other walls, choice of tiles (stage dependent)
- Choice of Karndean floor finish (stage dependent)

## OTHER ITEMS

- UPVC double glazed windows
- Feature composite front door
- High level of insulation

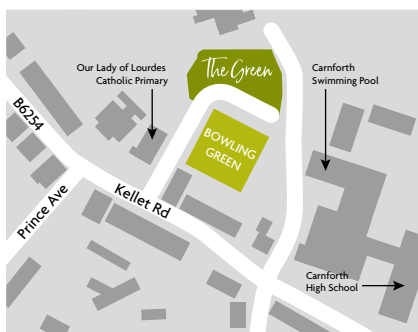
## EXTERNAL WORKS

- Turfed Lawn to rear of properties
- 1.8m closed boarded timber fencing
- Flagged path and patio area to rear
- Block paved parking bays or driveway
- Landscaping to front gardens



# The Green

Carnforth, LA5 9LR



## The Green is bought to you by Fellside homes.

At Fellside Homes we have a passion for building aspirational homes in exclusive, smaller developments in beautiful locations across North Lancashire and Cumbria.



To arrange a viewing or for sales enquiries please call 01524 737270 or email [info@fdl.co.uk](mailto:info@fdl.co.uk)  
[www.fdl.co.uk](http://www.fdl.co.uk)



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