



## The Calder, Crossfields, Lancaster New Road

Prices From £274,995





## The Calder, Crossfields

Lancaster New Road, Preston

A new home, perfect for growing families! The Calder is sensational double fronted, 3 bed, home idyllic for investors, downsizers and families and at Crossfields you will find a choice of well planned new houses - your ideal new home is ready and waiting!

Tenure: Freehold

- Detached House - The Calder
- 3 Bedrooms, 1 En-Suite
- Kitchen Diner
- Large Lounge w/French Doors
- Garden Space Front & Rear
- Parking & EV Charging Point
- Idyllic Semi Rural Crossfields Development
- Award Winning Anwyl Homes
- New Development
- Great Local Amenities, Transport & Travel Links





### **Crossfields**

New homes at Cross Fields in Catterall, Lancashire, will offer the best of rural, town and city living. Located on the rural outskirts of this popular Wyre village, close to the market town of Garstang and roughly halfway between the cities of Preston and Lancaster, residents will be able to choose their pace of life. The development will feature a choice of three and four-bedroom detached and three-bedroom semi-detached homes. Externally the homes will boast characterful features, inside they will be energy efficient, with a mix of open-plan and separate spaces, providing all the must-haves for modern life.

### **Welcome to Catterall**

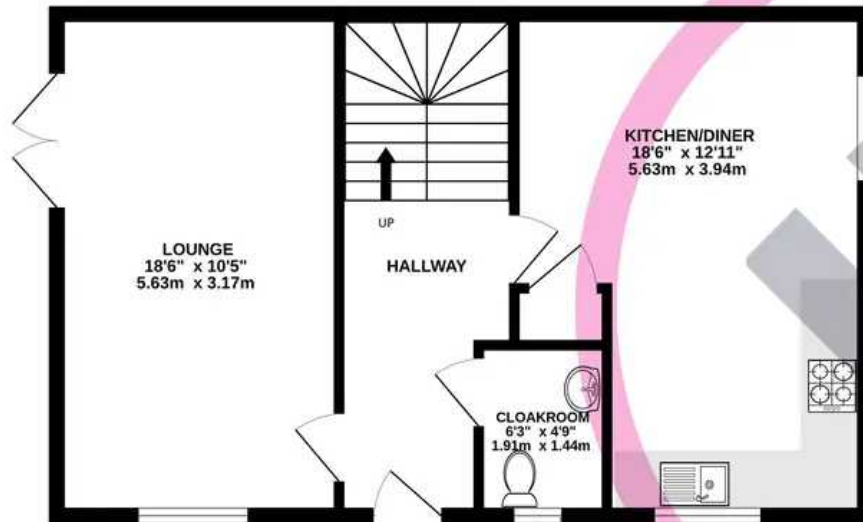
A charming village nestled near Preston. With its idyllic countryside setting, excellent amenities, and close proximity to major transport links, Catterall is the perfect place to call home. It is an ideal location for those seeking a peaceful retreat while still enjoying easy access to urban amenities. The village features a range of local shops, quaint cafes, and traditional pubs, where residents can gather and socialize. There are also excellent schools in the area, making it an ideal location for families. The surrounding countryside provides a scenic backdrop for walking, cycling, and horse riding. The nearby Wyre Forest Park and Beacon Fell Country Park are popular destinations for nature lovers, offering stunning trails and panoramic views. With its convenient location, Catterall benefits from excellent transport links. The M6 motorway is just a short drive away. The village is also well-served by public transportation.

### **The Calder**

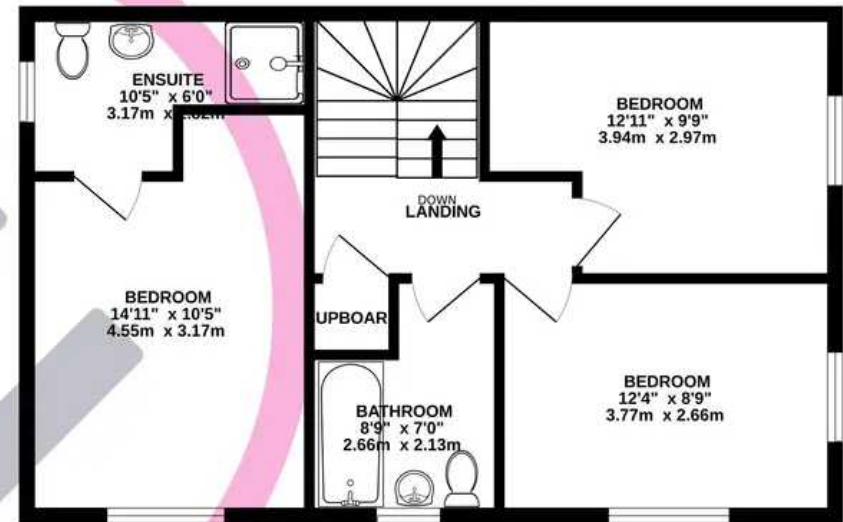
The Calder is sensational double fronted home idyllic for investors, downsizers and families. Boasting a large living room and an open-plan kitchen diner – the calder is perfect for those seeking modern living. Upstairs, the calder offers two double bedrooms and a single with the master enjoying an en-suite shower room. This is a forever home, designed with adaptability for future living in mind.



**GROUND FLOOR**  
550 sq.ft. (51.1 sq.m.) approx.



**1ST FLOOR**  
550 sq.ft. (51.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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