



# St Andrews Close

Standen Park, Lancaster









# St Andrews Close



Saunter down the leafy cul de sac of St Andrews Drive and the imposing and incredibly handsome number five comes into view. As you sweep onto the expansive driveway, the Georgian inspired double fronted home emanates a sense of grandeur with calming and homely tones.

Welcome to 5 St Andrews Close, a beautifully presented five-bedroom detached home set within the highly sought-after Standen Park

development in Lancaster. Offering versatile living space, a generous south-facing garden, and a detached double garage with a home office, this impressive property is perfect for growing families seeking comfort, convenience, and a wonderful outdoor lifestyle.

This spacious home is thoughtfully arranged over three floors, offering flexibility and privacy for modern family life. With excellent schools, green spaces, and local amenities nearby, this is an ideal home for families looking for a peaceful yet well-connected location.

This stunning home is ready to welcome its next family — don't miss the opportunity to make 5 St Andrews Close your forever home!







5 BEDS



3 BATHS

- Within walking distance to the city centre.
- The home boasts a kitchen diner and two additional reception rooms, offering flexible living options.
- Half of the detached double garage has been converted into a home office, making it a versatile space for remote working or perhaps a fabulous games/hobby room.



Take a closer look...



Property Type:

*Detached*

Square Footage:

*2122.7 sqft*

Council Tax Band:

*F*

EPC Rating:

*F*

Tenure:

*Freehold*

# Why Lancaster?



Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes the perfect place to settle in a semi rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.

Lancaster's historic castle offers guided tours through preserved courtrooms and prison cells, providing insights into the legal and penal history of the 18th and 19th centuries. For a tranquil experience, consider driving or cycling through the scenic, isolated landscapes of the Trough of Bowland. Wildlife, picturesque stops like Dunsop Bridge, and peaceful picnics await you here. If you fancied an evening stroll into town, the Dukes Theatre/Cinema and cafe bar is a welcoming choice.

St Andrews Close is an ideal home for families looking for a peaceful yet well-connected location. Standen Park is known for its community feel, beautiful surroundings, and easy access to Lancaster's vibrant city center, making it the perfect place to put down roots.





# The Garden



Sitting on a desirable corner plot, the large south-facing rear garden is a standout feature of this home. With generous patio areas, it's perfect for al fresco dining, summer barbecues, and children's playtime. The outdoor space offers plenty of room for families to relax, unwind, and create lasting memories. The front garden also enhances the home's curb appeal, adding to the sense of space and privacy.

A detached double garage provides ample storage and parking, and the driveway offers parking for multiple vehicles, ensuring practicality for busy family life.



*Garage*



*Parking*



*Garden*











# The Bedrooms



On the first floor, you'll find three well-proportioned bedrooms, two of which benefit from their own en-suite bathrooms, adding a touch of luxury.

The top floor features two further double bedrooms alongside the family bathroom, making it an ideal space for teenagers, guests, or a private retreat. With fantastic elevated views, this floor feels both peaceful and spacious.



# Kitchen Diner & Dining Room



The heart of the home is the bright and contemporary kitchen diner, an inviting space where family and friends can gather for meals and socializing.

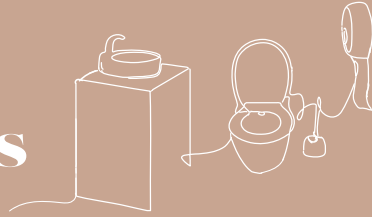
The home also boasts two additional reception rooms, offering flexible living options to suit your lifestyle. Whether you need a formal dining room, playroom, or snug, this home can accommodate your needs.







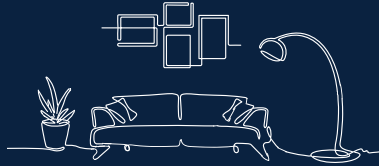
# The Bathrooms



The house boasts two en-suite bathrooms on the first floor in addition to a stylish family bathroom on the top floor.



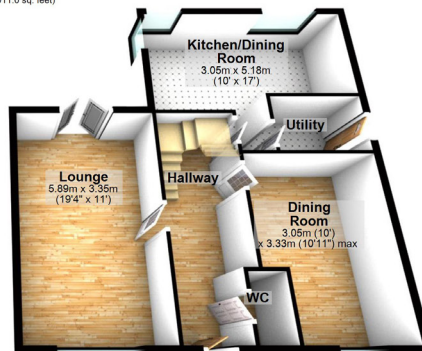
# The Lounge



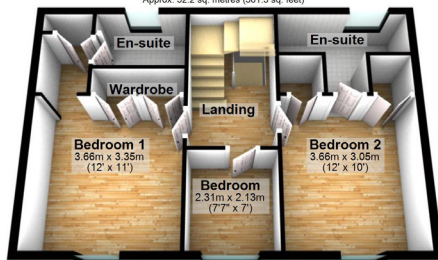
The main lounge is a cozy and welcoming space, featuring a log-burning stove for those chilly evenings and double doors that lead out to the expansive rear garden – perfect for entertaining or simply enjoying a quiet moment in the fresh air.



**Ground Floor**  
Approx. 94.0 sq. metres (1011.6 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (561.5 sq. feet)



**Second Floor**  
Approx. 51.1 sq. metres (549.6 sq. feet)



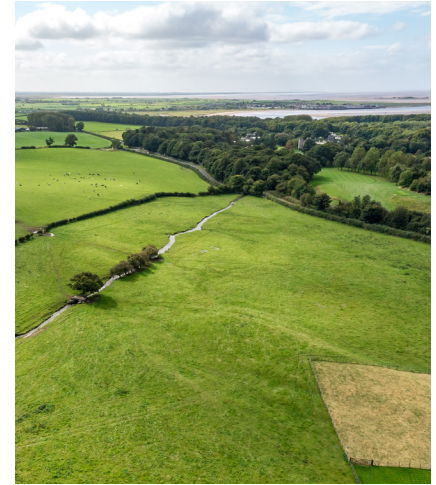
**Total Area: 197.2 sq. metres (2122.7 sq. feet)**





# About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



**ROB MENZIES**  
Director



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