

4 Bedroom Detached House for Sale - £340,000

Nightingale Close, Heysham, LA3 2FW



KEY FEATURES

- Four Bedroom Detached Family Home • Popular Residential Location • Two Reception Rooms • Kitchen And Separate Utility • Study And Down Stairs WC • Master Bedroom With An En-suite • Enclosed Mature Rear Garden • Twin Driveway Leading To A Double Garage • Viewings Are Highly Recommended

Description

We are delighted to offer this magnificent four bedroom detached family home, located in a quiet cul-de-sac within the popular area of Windermere Park. Credit to the current owners for delivering a truly spectacular home.

The property features; entrance hallway, large lounge and dining room with patio doors to the rear garden. Spacious kitchen with a breakfast bar, Utility room, study and down stairs WC. To the first floor are four good size bedroom, family bathroom and en-suite to the master bedroom. Externally the property provides a laid lawn front garden and twin driveway to the side leading to the double garage. Enclosed rear garden with a paved patio, laid lawn, plum trees, vegetable plot, plants and shrubs.

Viewings are highly recommended, so contact the office to book your viewing appointment.

Ground Floor

Entrance Hall - Open and airy hallway with radiator and stairs leading to the first floor landing.

Study - 6' 8" x 8' 7" (2.04m x 2.63m) Double glazed uPVC window to the front aspect. Radiator.

Cloakroom/WC - Two piece suite comprising; wash hand basin and low level WC. Radiator and uPVC double glazed window to the side aspect.

Lounge - 11' 8" x 17' 3" (3.57m x 5.26m) (into bay) Double glazed uPVC bay window to the front aspect. Radiator. Open plan to-

Dining Room - 8' 11" x 10' 6" (2.72m x 3.22m) Double glazed uPVC patio door leading to the garden. Radiator. Door leading to-

Kitchen - 13' 10" x 11' 8" (4.24m x 3.57m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a breakfast bar and a one and a half stainless steel sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Space for a freestanding fridge freezer. Two double glazed uPVC windows to the rear aspect. Radiator. Large under stairs storage cupboard.

Utility Room - 5' 1" x 7' 4" (1.57m x 2.25m) Fitted base unit with contrasting work surface and space for a washing machine. Wall mounted boiler. Double glazed uPVC window and door leading to the outside pathway.

Family Bathroom - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Radiator.



First Floor

Landing - Airing cupboard.

Master Bedroom - **11' 10" x 17' 0" (3.61m x 5.2m)** (into bay)
Large and spacious bedroom with a double glazed uPVC bay window to the front aspect. Radiator. Door leading to-

En-suite Shower Room - Recently upgraded shower room with modern fitted three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the front aspect. Down lights and tiled flooring.

Bedroom Two - **14' 1" x 9' 7" (4.31m x 2.93m)** Double glazed uPVC window to the front aspect. Radiator.

Bedroom Three - **8' 11" x 9' 3" (2.72m x 2.84m)** Double glazed uPVC window to the rear aspect. Radiator.

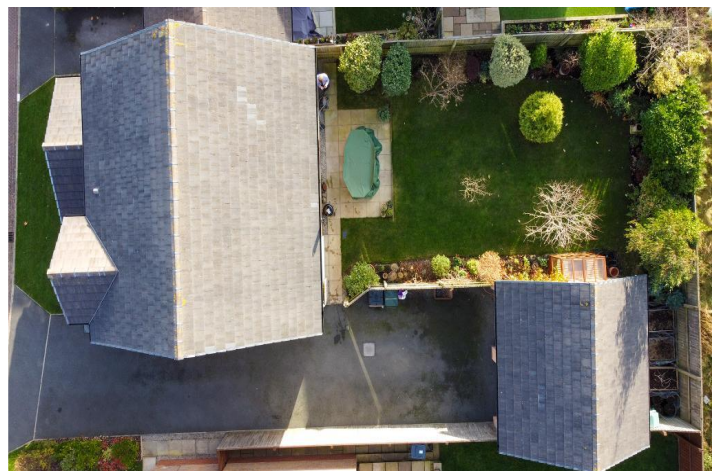
Bedroom Four - **6' 5" x 9' 1" (1.97m x 2.77m)** Double glazed uPVC window to the front aspect. Radiator.

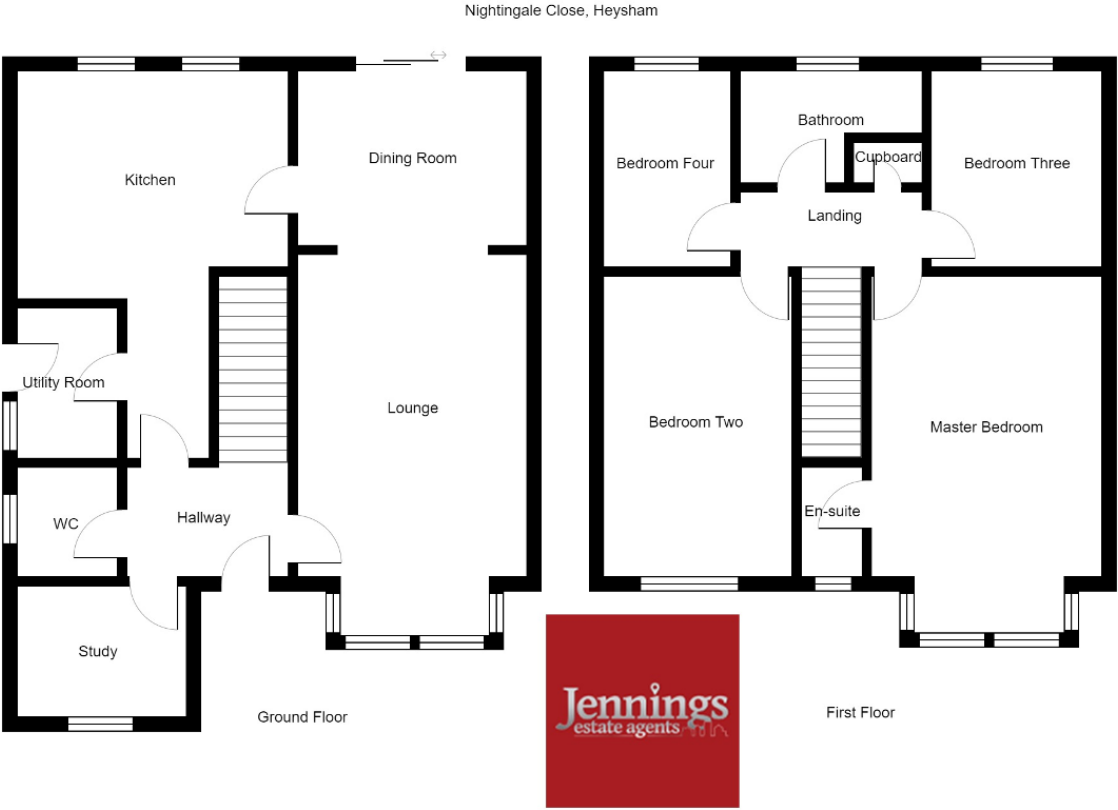
Exterior

Gardens - Laid lawn garden to the front with a pathway leading to the front door and access to the side. Double driveway providing ample off road parking leading to the double garage.

Enclosed rear garden with a paved patio area, laid lawn, vegetable plot, plum trees, grape vine, plants and shrubs.

Double Garage - **16' 4" x 17' 1" (4.98m x 5.21m)** Double garage with two up and over doors.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.