

## 4 Bedroom Detached House for Sale - £295,000

Saxon Heights, Heysham, LA3 2TY



### KEY FEATURES

- A Delightful Detached Family Home
- Popular Residential Location
- Two Large Reception Rooms
- Conservatory Overlooking The Rear Garden
- Kitchen With Separate Utility Room
- Master Bedroom With En-suite
- Large Family Bathroom
- Garage And Gardens
- Viewings Are Highly Recommended

## Description

Jennings Estate Agents are delighted to offer for sale, this four bedroom, detached family home. Located in a quiet cul-de-sac, within the popular area of Windermere Park, Heysham. Credit to the current owners for delivering a truly spectacular home. Spacious accommodation throughout, and a large conservatory to the rear overlooking the garden.

The property features; entrance porch, hallway and large two piece cloakroom/WC. The lounge has a large bay window to the front and double doors leading to the dining room. Sliding patio doors leading to the large conservatory. Modern fitted kitchen and separate utility room. To the first floor are four bedrooms, en-suite to the master bedroom, and family bathroom. Externally the property has a laid lawn garden to the front and side. Concrete driveway providing off road parking, leading to the garage. Enclosed rear garden with a large decking area, laid lawn, flower bed and BBQ area.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

## Ground Floor

**Entrance Porch** - Double glazed uPVC window and uPVC entrance doorway. Tiled flooring. Double glazed uPVC door leading to-

**Hallway** - Stairs leading to the first floor landing. Radiator. Coving to the ceiling.

**Cloakroom/WC** - Two piece suite comprising; wash hand basin and low level WC. Radiator.

**Lounge** - *10' 10" x 16' 5" (3.31m x 5.02m)* (into bay) Double glazed uPVC bay window to the front aspect. Gas fire with marble surround. Radiator. Coving to the ceiling. Double doors leading to-

**Dining Room** - *10' 0" x 8' 3" (3.06m x 2.54m)* Radiator. Coving to the ceiling. Double glazed patio doors leading to-

**Conservatory** - *12' 0" x 8' 11" (3.68m x 2.72m)* Double glazed uPVC windows and uPVC French doors leading to the rear garden. Tiled flooring.

**Kitchen** - *8' 0" x 9' 7" (2.46m x 2.94m)* Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Free standing double oven, with five ring gas hob and stainless steel extractor fan. Integrated dishwasher, fridge and freezer. Double glazed uPVC window to the rear aspect. Double radiator. Tiled flooring. Door leading to-



**Utility Room - 4' 11" x 8' 7" (1.51m x 2.64m)** Fitted wall and base units and contrasting work surface, incorporating sink unit. Space for a washing machine. Radiator. Tiled flooring. Door leading to the integral garage and into the rear garden.

## First Floor

**First Floor Landing -** Double glazed uPVC window to the front aspect. Radiator. Airing cupboard. Loft hatch and coving to the ceiling.

**Master Bedroom - 10' 6" x 11' 5" (3.22m x 3.48m)** Double glazed uPVC window to the front aspect. Radiator. Coving to the ceiling. Door leading to-

**En-suite -** Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Down lights and coving to the ceiling.

**Bedroom Two - 8' 9" x 9' 5" (2.69m x 2.88m)** Double glazed uPVC window to the front aspect. Fitted wardrobes and matching drawers. Radiator. Coving to the ceiling.

**Bedroom Three - 9' 5" x 8' 8" (2.89m x 2.66m) (max)** Double glazed uPVC window to the rear aspect. Fitted wardrobes. Radiator. Coving to the ceiling.

**Bedroom Four - 8' 7" x 7' 2" (2.64m x 2.2m)** Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

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

## Exterior

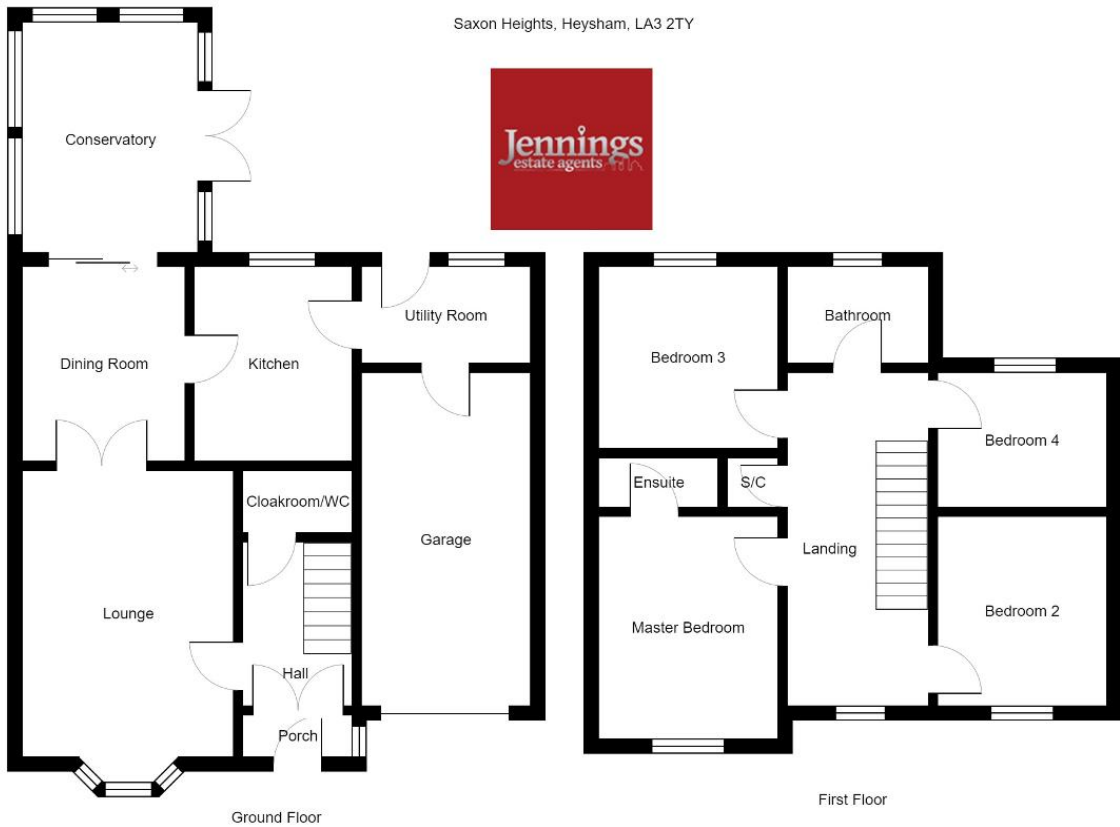
**External -** Laid lawn to the front and side. Concrete driveway providing ample off road parking, leading to the attached garage.

Enclosed rear garden with a large decking area, laid lawn, flower bed, BBQ area and garden shed.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   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.