

3 Bedroom Detached House for Sale - £280,000

Kingfisher Drive, Heysham, LA3 2FT



KEY FEATURES

- A Delightful Detached Family Home
- Popular Residential Location
- Cul-De-Sac Location
- Open Plan Kitchen Diner
- Separate Utility Room
- French Doors Leading To The Rear Garden
- Master Bedroom With En-suite
- Ample Off Road Parking And Garage
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are pleased to bring to the market, this wonderful detached, family home. Located at the end of a quiet cul-de-sac, within the popular residential development of Windermere Park.

The property features; a spacious entrance hallway and cloakroom/WC. The main reception room is located to the front, and has a large bay window. The kitchen diner overlooks the rear garden, and benefits from uPVC double glazed French doors. Separate utility room, with space for appliances and access to outside. To the first floor are three bedrooms and the family bathroom. The master bedroom features an en-suite shower room. The current owners have boarded the loft space and fitted a carpet, electric, light and skylight.

Externally the property has ample off road parking, which leads to the single garage. Enclosed rear garden with an open outlook to the rear.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Entrance Hall - Double glazed entrance doorway. Double radiator. Stairs leading to the first floor landing.

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

Lounge - 13' 0" x 12' 11" (3.98m x 3.95m) (into bay)
Double glazed uPVC bay window to the front aspect.
Double radiator.

Kitchen Diner - 11' 3" x 18' 11" (3.43m x 5.77m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Integrated dishwasher and space for a fridge freezer. Double and single radiator. Under stairs storage cupboard. Double glazed uPVC window, and uPVC French doors, leading to the rear garden. Door leading to-

Utility Room - 5' 4" x 5' 9" (1.64m x 1.76m) A range of wall and base units and contrasting work surface. Space for a washing machine and tumble dryer. Radiator. Tiled flooring. Door leading to outside.

First Floor

First Floor Landing - Access to the boarded loft, with power, light and skylight. Airing cupboard. Double glazed uPVC window to the side aspect.



Master Bedroom - 10' 6" x 13' 5" (3.22m x 4.1m) (into recess)
Fitted wardrobes with sliding doors. Double glazed uPVC window to the front aspect. Radiator. Door leading to-

En-suite - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Radiator. Double glazed uPVC window to the front aspect. Tiled flooring.

Bedroom Two - 8' 0" x 10' 7" (2.45m x 3.25m) Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Three - 8' 0" x 8' 0" (2.45m x 2.44m) Double glazed uPVC window to the front aspect. Radiator.

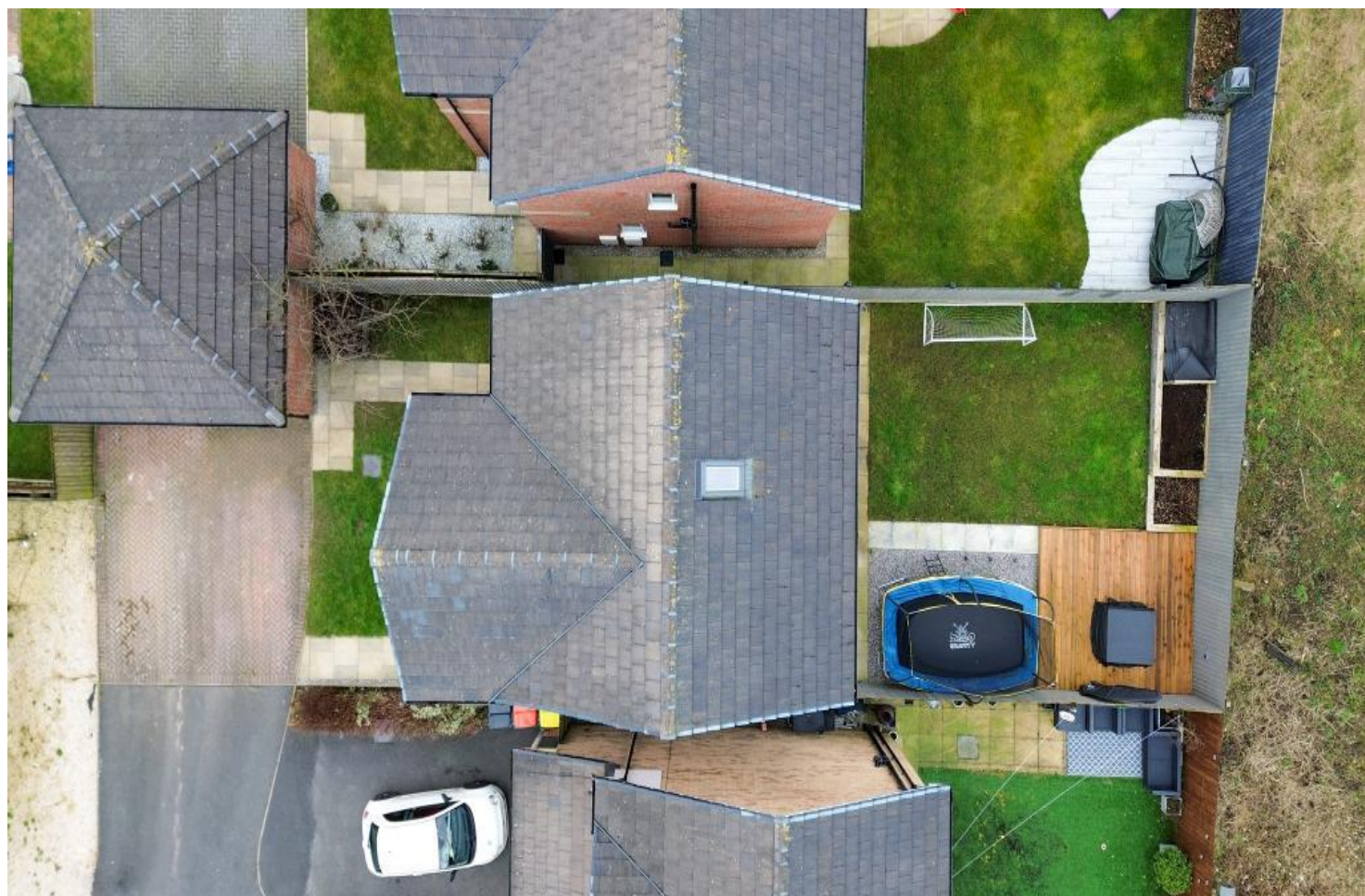
Family Bathroom - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator. Tiled flooring.

Exterior

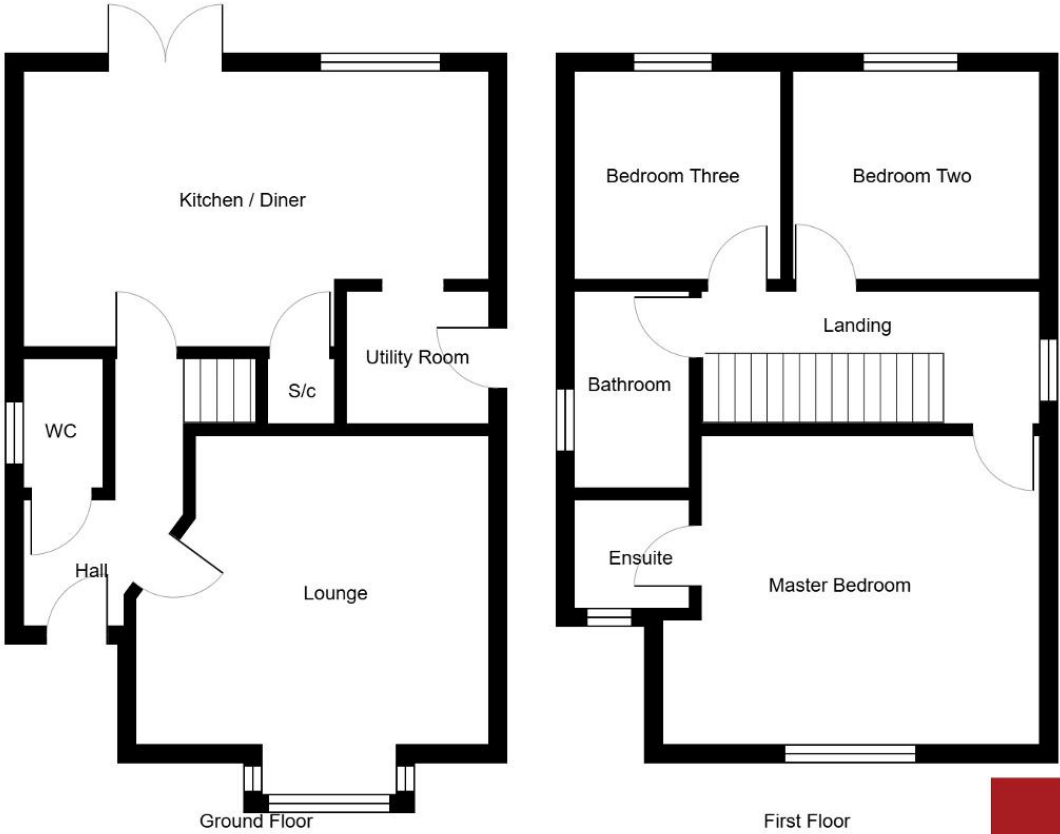
External - Laid lawn, paved pathway to the main entrance and block paved driveway, with space for two cars. Enclosed rear garden with laid lawn, large decking area and raised flower bed.

Garage - 16' 3" x 8' 4" (4.97m x 2.55m) Up and over door, power light and water tap.





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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		

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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.