



2 Tarnbrook Close, Bolton Le Sands, Carnforth, LA5 8LZ

An impressive four bedroom detached property in the desirable village of Bolton-le-Sands. Set on a large plot at the end of a quiet street, this property provides all the benefits of semi-rural living with the convenience of being close to local shops and excellent transport routes. The stunning natural landscapes of Morecambe Bay are on your doorstep, as well as the canal, so there's plenty of green space and countryside walks for you to enjoy.

The property boasts two spacious reception rooms, connected via an open archway, providing the perfect space for gathering family and friends. A well-proportioned kitchen leads through to the rear conservatory, which can be opened up during the summer months to enjoy the well-kept and green rear garden. Upstairs, an expansive master bedroom suite boasts a dedicated ensuite, with a smaller fourth bedroom opened up to become a dressing room with down-lit built in wardrobes. Two further double bedrooms sit at the rear of the house, with ample space for double beds and storage, or for use as a home office or hobby room, depending on your needs. An extra large garage sits off the main driveway, with built in countertop, sink and utility points, providing a multi-functional space with potential for future conversion.

This property is an impressive house in a highly desirable area, perfect for a range of buyers, whether professionals, families or retirees. You are conveniently located to enjoy the idyllic natural landscapes, or equally you can relax at home and enjoy the space to host family and friends. This one won't be around for long!



Location

Situated on a quiet street in the idyllic surroundings of Bolton-le-Sands, the property provides a peaceful semi-rural life, with the convenience of being close to local shops and excellent transport routes. You can enjoy coastal walks around the stunning natural landscapes of Morecambe Bay, or walk along the canal, great for those with children and pets. You are within easy reach of local shops and amenities, and a short drive from Lancaster, Morecambe and Heysham and the range of shops and attractions. You are also within easy reach of the motorway, making it a good hub for those who travel for work.

Porch

11'6" x 3'0" (3.52 x 0.92)

A welcoming entrance porch spans the front of the house, with a herringbone pattern ceramic tile floor. Large double glazed windows let in plenty of light, with internal through to the hallway allowing the light to flow through tot he rest of the house. The porch features plug sockets and space for storage, providing a useful space to store outdoor clothing and shoes.

Hallway

13'3" x 8'9" (4.04 x 2.67)

The proportioned central hallway forms a welcoming entrance to the property and connects the downstairs living spaces. With a carpeted floor and double panel radiator against the wall, the space is filled with natural light from the glass-paned door and internal windows through to the conservatory at the front. A carpeted staircase leads up to the first floor, with two useful storage cupboards either side.

Reception 1

19'10" x 12'0" (6.06 x 3.66)

An expansive reception room sits at the front of the property, with a large double glazed bay window on the front aspect, plus dual aspect double glazed windows, filling the room with natural light. A gas fireplace forms the focal point of the room, with a double panel radiator below the window for additional warmth. There is plenty of space on the carpeted floor for multiple sofas and seating, plus storage units, so you can create the perfect room for hosting family and friends.

Reception 2

15'5" x 12'0" (4.72 x 3.66)

A spacious carpeted reception room sits to the back of the house, with a large double glazed window looking out to the greenery of the rear garden. The room is open to the main reception room through an open archway, with secondary access through an internal wooden door from the main hallway. Great for use as a dining room, or as an extension of the living space, there is a large carpeted floor area so you can tailor it to your needs. A double panel radiator beneath the window and central pendant ceiling light complete the comfortable and welcoming reception room.

Storage Cupboards

2'4" x 2'2" (0.73 x 0.68)

Two useful storage cupboards are accessed from the main hallway. A full size cupboard located beside the WC has shelving for clothing, shoes and household gadgets plus floor space for storing larger items. A secondary cupboard is located at the base of the stairs, accessed through low level doors to side of stairs and flows under staircase proving additional valuable storage to keep the home feeling clear and clutter-free. .

Kitchen

11'11" x 10'1" (3.65 x 3.08)

The bright kitchen sits at the back of the property with a large double glazed window taking in the greenery of the rear garden. Featuring a five ring gas hob, integrated Neff double oven, integral fridge and freezer and a 1.5 sink and drainer, it has everything you need to run a busy family home. The floor is a neutral coloured vinyl which complements the neutral tiled backsplash, with spotlights in the ceiling completing the warm and welcoming kitchen.

Conservatory

10'1" x 7'4" (3.09 x 2.26)

The conservatory sits off the kitchen at the side of the property and boasts dual aspect double glazed windows, stone effect vinyl flooring, an internal door through to the garage and a glass paned external door to the garden. A great useable space all year round, whether enjoying a morning coffee or for opening up during warmer months for entertaining family and friends.

WC

6'11" x 5'3" (2.11 x 1.62)

A carpeted WC sits beside the entrance porch off the main hallway. Featuring a low flush toilet, sink with storage below, double radiator and built in cupboards, it's a useful addition for visitors and children. An internal window through to porch provides natural light from the front of the property.

Landing

15'10" x 5'11" (4.85 x 1.81)

The carpeted landing offers access to the bedrooms and bathroom, plus overhead access to the attic space. The stairs are carpeted with wooden handrails, a small double glazed window providing natural light from the side of the property and a single panel radiator below.

Bathroom

8'1" x 6'4" (2.47 x 1.95)

The main bathroom sits off the landing with a vinyl tile floor and frosted double glazed window on the side aspect providing natural light, plus spotlights in the ceiling for light in the evenings. The suite includes a modern curved bathtub with overhead shower, a sink with storage below plus a low flush toilet and heated towel rail set on the neutral coloured walls.

Bedroom 1

18'11" x 11'11" (5.77 x 3.65)

A spacious double bedroom with ample space on the carpeted floor for a super king bed and bedside tables, with built in drawers and dressing table opposite the sleeping space. Dual aspect double glazed windows provide lots of natural light with a single panel radiator below the window on the front aspect. A large and comfortable sleeping space, the room can be reconfigured to meet your needs. The bedroom boasts a dedicated en suite and an open archway through to the large dressing room beside.

Ensuite

8'0" x 5'4" (2.46 x 1.64)

Sat off the main bedroom suite is a well-proportioned en-suite bathroom. Featuring a low flush toilet, fixed sink with storage and a walk in double shower enclosure with glass screen, it's got everything you need to complement the large master bedroom. A frosted double glazed window looks out on the side aspect and a double panel radiator is mounted behind the door with a small lockable wall cabinet above.

Dressing Room

10'0" x 7'0" (3.07 x 2.15)

The main bedroom dressing area has built in wardrobes on two walls, with a large double glazed window to the front with a single panel radiator below. The wardrobes have down lights above each door and the carpeted floor flows through from the bedroom, creating a stunning addition to the master suite.

Bedroom 2

12'2" x 10'2" (3.72 x 3.12)

A double bedroom with a carpeted floor, single panel radiator and wide double glazed window on the rear aspect offering views to the stunning coastline. There is plenty of room for a double bed and storage solutions, with a pendant ceiling light above.

Bedroom 3

11'10" x 10'2" (3.62 x 3.12)

A carpeted double bedroom with a wide double glazed window to the rear of the property which overlooks the garden and provides views across to Morecambe Bay. With ample space on the carpeted floor for a double bed and storage solutions, plus a single panel radiator beneath the window, it is a comfortable and versatile bedroom.

Store Cupboard

3'0" x 2'5" (0.92 x 0.75)

A useful deep storage cupboard sits beside the bathroom off the first floor landing, with shelving, and housing the hot water tank, it is a great airing cupboard for clothes and linen.

Garage

18'0" x 16'9" (5.51 x 5.11)

An impressively large garage sits to the side of the property, with an up and over door from the driveway and an internal door through from the rear conservatory. A very large space with lots of potential, whether for vehicle storage, a workshop or for future conversion. The garage features a double glazed window on the side aspect, providing natural light over the countertop and sink unit to the rear of the room. There is space below the counter for appliances, keeping noise to a minimum within the property.

Additional Information

Freehold. Council Tax Band F.







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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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