





## 101 Fulwood Drive, Morecambe, LA4 6RF

A fantastic, well-proportioned bungalow at the end of a quiet street in the Bare area of Morecambe. With transport links to Morecambe, Lancaster and surrounding villages, plus the Bay Gateway offering access to the M6 motorway, it's a great hub for exploring the local area. A bus stop located opposite offers easy access to shops, supermarkets and attractions, so you'll never be stuck for things to do.

The property has had recent updates including a modern tiled wet room and a high quality kitchen, meaning you can move in with ease and focus on adding your mark to create your perfect new home. A large living room at the front of the house offers space to relax and entertain, with the open plan kitchen diner perfect for hosting family gatherings. A sun room at the rear of the house provides a space to enjoy a morning coffee while you look out over the well-presented rear garden to the green field views beyond. Two double bedrooms offer comfortable sleeping spaces, with plenty of storage space thanks to built in wardrobes in the main bedroom. A large boarded attic space above the house provides a large storage space with potential for future conversion if required.

Externally, the rear garden offers space to sit and soak up the sun, with panoramic field views to the rear so you'll forget you're close to local amenities. A large detached garage offers a workshop and utility space, with a covered car port to the front over the driveway at the side of the house. The property comes with owned solar panels, with excess electricity being sold back to the grid.

This well-proportioned, semi-detached bungalow has plenty of space to tailor to your lifestyle. Contact us today to book a viewing!



## Hallway

**11'3" x 7'6" (3.44 x 2.30)**

A central hallway connects the living and sleeping spaces with laminate flooring tying it to the rest of the home. A small entrance porch greets you as you enter the property through the UPVC side door, with tiled flooring and low level cupboards either side housing the utility meters. The main hallway has neutral painted walls and a dado rail, with a wallpapered ceiling that houses the drop down hatch for the attic. A single panel radiate by the entrance makes it warm and welcoming to visitors, with a shelf fitted above and space for a side table opposite to keep keys and change. A built in cupboard beside the entrance to the kitchen offers additional storage space and houses the Vaillant boiler for the home.

## Living Room

**16'1" x 11'6" (4.91 x 3.51)**

A spacious reception room situated at the front of the house benefits from a wide double glazed window that fills the space with natural light. Whilst In need of cosmetic updates the well-proportioned living room offers plenty of space to design to fit your lifestyle, with two sofas, an armchair, coffee table and display units still leaving plenty of floor space. An electric fire sits in a wooden surround and forms the focal point of the room, with a central ceiling light above for relaxing in the evenings.

## Kitchen Diner

**16'4" x 10'7" (5.00 x 3.23)**

An open plan kitchen diner at the rear of the house boasts dual aspect double glazed windows that fill the room with light. The kitchen, fitted in recent years, has a warm contemporary feel, with a white laminate work surface set above the wood cabinetry, and a laminate wood floor running through the downstairs tying the spaces together. Appliances include a four ring Prima gas hob, double integrated Belling ovens and a double sink and drainer set beneath the window so you can enjoy the field views whilst keeping the home clean and tidy. The work surface spans the room, giving a divide between the kitchen and dining space whilst still being able to socialise. The dining space has ample room for a family dining table and storage units, with a single panel radiator beneath the large double glazed window for added comfort.

## Sun Room

**10'9" x 9'3" (3.28 x 2.83)**

A sun room sits at the rear of the property with access from the kitchen diner and the second bedroom. French doors allow the space to be opened up during the summer, perfect for extending the entertaining space when gathering family and friends. With laminate flooring, half panelled walls and textured wallpaper above, it's just waiting for you to add your mark and create your ideal relaxation space. Two radiators either side of the room, plus a central ceiling fan and wall lighting make the room welcoming and useable all year round. The flat roof was replaced in the past three years.

## Bathroom

**6'3" x 6'2" (1.93 x 1.89)**

A modern wet room sits at the centre of the house and services the living spaces and bedrooms. Ceramic tiled floor and walls provide a contemporary feel, with the three piece suite including a low flush toilet, pedestal sink and a walk in shower with glass panel. An extractor fan sits on the external wall beside the frosted double glazed window that provides daylight from the side. A heated towel rail is mounted behind the door providing space to dry towels and linen.

## Bedroom 1

**14'7" x 11'0" (4.46 x 3.37)**

A well-proportioned double bedroom sits off the hallway, with sliding glass doors through to the sun room sharing light and views of the garden. There is ample space on the carpeted flooring for a double bed, bedside tables and a dressing table, with one wall filled by fitted wardrobes and drawers meaning you won't be short of storage for clothes and accessories. A central ceiling light completes the comfortable main bedroom.

## Bedroom 2

**10'3" x 9'2" (3.14 x 2.80)**

A carpeted double bedroom at the front of the house offers a comfortable sleeping space with easy access to the bathroom down the hallway. A large double glazed window on the front aspect takes in views of the front garden, with a single panel radiator set below. Neutral décor provides a blank canvas for you to create your perfect bedroom.

## Attic

A large boarded attic is accessed by a hatch above the hallway with a drop down fitted ladder. Standing height in the centre, with space for units, it offers great potential for future conversion or a large storage space for bulky items. The controls for the solar panel system are housed in the attic.

## External

### Garage

**20'0" x 10'7" (6.10 x 3.24)**

A detached garage sits at the end of the driveway, with an up and over door from the front and side door from the garden. Dual aspect double glazed windows provide natural light in the workspace, with double sockets, making it the perfect space for a utility room, home workshop or vehicle storage.

### Rear Garden

A sun-filled, low maintenance garden sits behind the property with a large flagged area for seating and BBQs, perfect for entertaining. Planting borders add greenery, with open panoramic views across the fields to the rear giving a semi-rural feel so you'll forget you're so close to shops and amenities. With fencing on all sides and a wrought iron gate on the driveway to the side it's a safe and secure space for children and pets to enjoy. A side door provides access to the detached garage, great for storing gardening equipment, with French doors from the sun room allowing the house to be opened up during the warmer weather.

### Exterior

A driveway leads in from the quiet street and runs down the side of the bungalow to the detached garage, with a covered car port, great for unloading shopping and vehicle maintenance in bad weather. Wrought iron double gates make it a secure space to park vehicles and make the rear garden safe for children and pets. A low maintenance front garden adds kerb appeal, with a large gravelled area for potted plants and decoration so you can add your own touch.

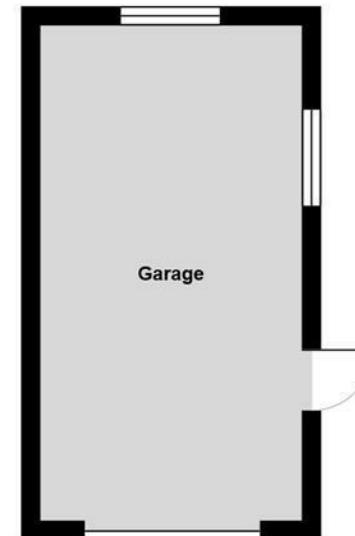












| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

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