



14 Buseph Drive, Morecambe, Lancashire, LA4 6PQ

Tucked away in the corner of a quiet cul-de-sac in Torrisholme and boasting contemporary finishes throughout, is this well presented three bedroom link-detached house on Buseph Drive. An ideal family home, the spacious property occupies a generous sized plot with large gardens to the front and rear, along with offering upgraded internal living accommodation that includes a luxury German Schuller fitted kitchen and a quality three piece shower room suite. A desirable location, the impressive property sits within moments of Torrisholme village shops and is also supported by a wealth of nearby amenities including highly regarded primary and secondary schools, supermarkets, cafe's and pubs, along with a variety of excellent shopping provided by Lancaster city centre. Buseph Drive also lies within a short distance to the new Bay Gateway bypass which enables easy access to the M6 motorway that heads North towards the Lake District and South towards Preston and Manchester. The internal layout briefly comprises on the ground floor of a large entrance hallway with WC, a spacious open plan lounge / diner with feature gas fireplace, a uPVC double glazed conservatory and a stunning modern fitted kitchen complete with quality Neff integrated appliances. To the first floor are two generously sized double bedrooms, both with built in wardrobe space, a third double bedroom and a contemporary three piece shower room suite. Externally, the well maintained rear garden provides a great space for children to play whilst also offering secluded and relaxing patio seating areas. A large lawned garden to the front allows the property to sit back from the street and sits alongside the driveway that provides off road parking for several vehicles. The attached single garage also works as a useful storage space whilst also providing a handy utility area.



Ground Floor

Ceiling lights throughout have been fitted with LED spotlights. All radiators have been replaced by the current owners and fitted with thermo valves. Security alarm also fitted.

Entrance Hall

4'2" x 18'11" (1.28 x 5.77)

Entry via 'Rock Door' with side glazed pane, access to under stairs cupboard, radiator and ceiling lights.

WC

2'11" x 5'10" (0.9 x 1.79)

Low flush wc, wash hand basin, double glazed window to front aspect, radiator and ceiling light.

Lounge

11'5" x 15'5" (3.48 x 4.7)

Open plan to dining area. Feature fire place with gas fire, double glazed window to front aspect, radiator and ceiling lights.

Dining Area

11'5" x 11'8" (3.48 x 3.56)

Open plan to Lounge. Patio sliding doors leading through to conservatory, radiator and ceiling lights.

Conservatory

10'1" x 10'8" (3.09 x 3.27)

uPVC double glazed with self cleaning glass roof, fitted with under floor heating with timing unit, patio doors leading out to rear garden, tiled flooring, ceiling lights.

Kitchen

15'7" x 8'6" (max measurements) (4.77 x 2.6 (max measurements))

Quality German Schuller kitchen fitted by renowned kitchen fitters Butler Interiors, comprising of a range of base and wall mounted units plus breakfast bar, Neff integral appliances including induction hob, double oven and grill, fridge and freezer, dishwasher, wine fridge, Silstone worktops and Franke sink and drainer unit. Rear 'Rock' stable door leading out to external garden and patio, internal 'Rock' door leading into to integral garage, double glazed windows to rear aspect, radiator and ceiling lights.

Garage

With electric up and over door, utility area with sink and taps plus plumbing for a washing machine, loft access for storage

area above garage, plenty of storage units, gas central heating boiler, outside tap, ceiling light.

First Floor

Ceiling lights throughout have been fitted with LED spotlights. All radiators have been replaced by the current owners and fitted with thermo valves. Security alarm also fitted.

Bedroom One

11'9" x 15'3" (3.60 x 4.67)

Double bedroom. Built in wardrobes and chest of drawers with build in lighting, double glazed window to forth aspect, radiator and ceiling lights.

Bedroom Two

11'8" x 11'9" (3.56 x 3.6)

Double bedroom. Built in wardrobes and storage, double glazed window to rear aspect, radiator and ceiling lights.

Bedroom Three

7'5" x 9'7" (2.28 x 2.94)

Double bedroom. Double glazed window to front aspect, radiator and ceiling lights.

Shower Room

9'10" x 5'5" (3.02 x 1.67)

Three piece suite with high quality fittings. Large shower cubicle with Grohe shower head, low flush wc, wall mounted vanity unit with wash hand basin above and Grohe sink taps, large heated mirror, towel radiator, double glazed window to rear aspect, ceiling lights.

External

Well maintained rear garden providing large lawn with hedge border. Three separate patio seating areas with plenty of room for potted plants and raised flower beds. Tarmac driveway providing off road parking for several cars, leading down to a further bloc paved area suitable for extra parking. Large lawned garden to the front with mature shrubbery.





