

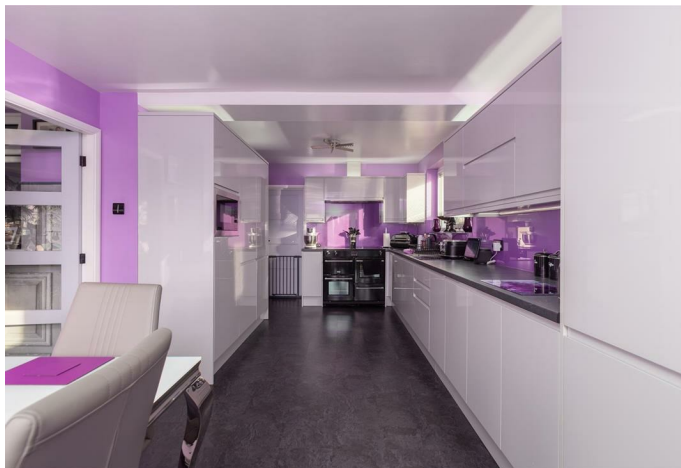




## 9 Chestnut Drive, Morecambe, LA4 6HN

Situated in quiet area of the popular village of Bare, this vibrant family home offers something for everyone. Beautifully presented throughout, this home has undergone a catalogue of extensive works, including an extension to the kitchen diner and the addition of the second reception room 3 years ago, as well as a rewire throughout over the 6 years of ownerships and a new roof. With two reception rooms, an open plan kitchen diner and four double bedrooms - this is perfect for any growing family. With a large rear enclosed garden, parking for approximately 6 cars and a range of workshops and a handy utility and store room.

Located near Bare Train Station this property is certainly well connected. With the M6 Bay Gateway a short drive away and local bus service points across the road, they both provide excellent access to Lancaster and further afield. For families, this impressive home has a range of highly regarded primary and secondary schools, as well as access to local shops, eateries and wine bars within walking distance. This beautiful home caters for all.



**Layout (With Approx. Dimensions)**

**Ground Floor**

**Entrance Vestibule**

Entered via a UPVC double glazed door, this leads into a small vestibule with an internal door providing access into:

**Entrance Hall**

A welcoming entrance hall, fitted with laminate flooring, a radiator and access to the first floor.

**Living Room**

**17'0" x 10'6" (5.20 x 3.21)**

Fitted with a large UPVC double glazed window with push fit sliding blinds, providing the room with ample natural light, this beautiful spacious yet cosy room, is fitted with a sleek and stylish radiator, gloss laminate flooring, and a built-in media wall providing housing for a sizeable TV unit.

**Open Plan Dining Kitchen**

**21'4" x 9'8" (6.51 x 2.96)**

This bright and spacious room is fitted with a range of high gloss wall and base units, with a complementary work top over and a sink unit with mixer tap and drainer. Integrated appliances include a full length fridge and freezer, a dishwasher, and an inset microwave, with space for a Range oven (this item may be available, via a separate negotiation). Fitted with a UPVC double glaze window with push fit sliding blinds and under and over cabinet lighting, this room opens into a dining space, perfect for sizeable dining table. With UPVC double glazed French doors with matching full length side windows and push fit sliding blinds, this provides access to the rear garden. With luxury vinyl tiled flooring and a radiator, an internal door provides access to:

**Second Reception Room**

**16'8" x 8'9" (5.09 x 2.68)**

Fitted with UPVC double glazed French doors with matching full length side windows and push fit sliding blinds, this provides access into the rear garden. With luxury vinyl tiled flooring and a radiator, this superb room has a multitude of uses and could be used as a teenagers hideout, a work from home office space or a childs playroom.

**Bedroom One**

**12'9" x 8'7" (3.90 x 2.62)**

Fitted with a range of built in wardrobes with mirrored siding doors, exuding light around the room. A spacious room fitted with a radiator and a UPVC double glazed window providing an outlook into the second sitting room.

**Bedroom Two**

**10'4" x 9'10" (3.15 x 3.00)**

Fitted with a range of built in overhead cupboards with matching side wardrobes, this spacious room is fitted with a UPVC double glazed window with push fit sliding blinds and a radiator.

**Family Bathroom**

Fitted with a three-piece modern suite comprising a WC, a wash hand basin set in a surround, and a spacious P shaped bath with a shower over, and aqua board surround. With a built-in storage cupboard housing a gas central heating boiler, a UPVC double glazed frosted window, downlighters and a stylish vertical radiator.

**First Floor**

Stairs lead from the entrance hall to a small first floor landing with access to two further bedrooms. On this floor, the vendors originally had plans drawn to add a Jack and Jill bathroom connecting the two bedrooms together. This was done via a dormer extension, on the gable end and plans of these drawings can be seen by contacting our office.

**Bedroom Three**

**16'0" x 11'8" (4.90 x 3.58)**

A deceptively spacious room, fitted with a Velux double glazed window and access to eaves storage.

**Bedroom Four**

**16'0" x 7'4" (4.90 x 2.26)**

The smallest of the four rooms, but by no means a small room. Fitted with a Velux double glazed window, this room has two access points providing entrances to eaves storage.

**Outside**

To the front of the property, a large block paved driveway can be found providing off-road parking for approximately six cars. This leads to what was originally the garage, which has now been separated into two areas, providing a handy utility room and a storage space. A gate provides access to the rear, where a large south facing, enclosed garden can be found. With a raised paved area providing the perfect seating or alfresco dining area, this garden has stone chipped borders, crazy paved pathways as well as a number of raise borders with mature shrubs and beautiful planted detailing, all well thought out for ease of maintenance. With secure wooden fencing, this provides the perfect backdrop for little ones or pets alike to run free and play.

**Store Room**

Originally forming part of what was the garage, this area has been cleverly modified to provide additional storage. With light and power, as well as access to a utility room.

**Utility Room**

**8'1" x 7'4" (2.47 x 2.25)**

Fitted with a range of storage units, with a worktop over and a stainless steel sink unit mixer tap and drainer, this area has plumbing for two washing machines, and space for a tumble dryer, completed by a PVC panel surround.

**Store**

This handy wooden storage area provides additional space for outdoor items.

**Workshop**

**15'3" x 6'2" (4.67 x 1.90)**

Cleverly designed to provide a workshop space, this provides buyers an escape to pursue hobbies such as mechanical or woodwork amongst other interests. With light, power and glazed window.

**Services**

Mains electric, mains gas, mains water and mains drainage.

**Council Tax**

Band C - Lancaster City Council.

**Tenure**

Freehold.

**Viewings**

Strictly by appointment with Houseclub Estate Agents, Lancaster.

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

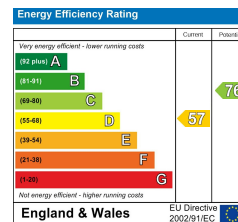












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