



## Grange-over-Sands

£525,000

9 Nutwood Crescent, Grange-over-Sands, Cumbria, LA11 6EZ

This property is detached, spacious, versatile, light, in an excellent convenient location, has wonderful views and unique/modern décor throughout - definitely one not to miss!

Comprising Vestibule with Shower Room off, Entrance Hall, Bedroom 3, Hobbies Room and extensive Undercroft to Ground Floor. First Floor: Gallery Landing with Reading/Sun Room off, Dining Kitchen, Lounge 2 Double Bedrooms and Bathroom. Two covered Terraces, Garden, Parking, Garage and Summer House. Viewing highly recommended.

### Quick Overview

Detached - 3 Bedrooms  
 1/2 Reception Rooms - 2 Bath/Shower Rooms  
 Very convenient location  
 Wonderful views  
 2 Covered Terraces  
 Pleasing, private Garden  
 Walks literally from the doorstep with gate into rear woodland  
 Well presented throughout  
 Parking and Garage  
 Superfast Broadband speed 80 mbps available\*



3



2



1



D



80 Mbps



Parking and  
Garage

Property Reference: G2783



Shower Room



Bedroom 3



Sewing Ironing Room



Sun Room

**Description** What a fantastic property!! Wow! The location, view, layout, versatility, light, garden – amazing décor, woodland to rear etc – literally every single box ticked (for us anyway!).

Owned for the last 9 years and having been through a programme of improvements by the current vendors this property is now for sale due to a change in circumstances. We really believe the first to see will fall in love and buy this one! The property has a distinct modern and Scandinavian feel, unique and quirky and an absolute credit to the vendors taste and vision.

The property has a versatile layout with generously proportioned, light and bright rooms and delightful outlook to the front towards Morecambe Bay and woodland to the rear.

The vendors have created a splendid Dining Kitchen, 2 super covered terraces to sit and enjoy the superb view whatever the weather, replaced the bathroom, created a new shower room and replaced the internal doors for modern 'oak' doors and external windows and doors to sleek grey uPVC and much more!

The main front door is a contemporary design in sleek dark grey which opens into the Entrance Vestibule with opening through to the 'Hallway' which gives you your first taste of the lovely internal décor. A door to the left leads into the Ground Floor Shower Room with modern 3 piece white suite, white subway tiles with a bright inset tiled section! The Main Hallway gives access to the staircase with super glass and solid wood balustrading and a door leads to the extensive undercroft. What an amazing space! Dry, the majority with good head height and also with power and light – an ideal storage area. Also from the Hall there is a spacious 3rd Bedroom which is currently used as an extra reception room.

Open, off the Hallway, is a compact but versatile and useful room currently known as the 'Sewing & Ironing Room'. This space is suitable for a variety of things – perhaps a Study or teenage Gaming Den? From here is the door into the Integral Garage.

The stairs lead up to the gallery landing which is spacious and light and would make a fabulous library! The former Entrance Porch has been changed into a wonderful Reading/Sun Room - this space is fabulous, peaceful, relaxing and quiet and makes the absolute most of the super bay views – I think this area would definitely be a favoured spot for some quiet time, morning coffee or evening G & T! A glazed external door leads onto one of the two (the other is the other side and accessed from the Lounge), glass roofed terraces. There is also a loft hatch with pull-down ladder which leads to the loft space which is part boarded, has 3 'Velux' roof type windows, light and houses the wall mounted Worcester Bosch gas central heating combi boiler. Yet more good storage!

The Dining Kitchen is spacious with charming outlook into the Rear Garden and Woodland beyond. Fitted with a scandi-style range of cabinets with large rectangular deep stainless steel sink unit, Smeg dual fuel range cooker, space for fridge freezer and slimline dishwasher. The Lounge is a superb room – extremely well proportioned, dual aspect and dominated by the super view through the bi-folding doors (which gives access to the covered terrace) down into the town and to the ever-changing sands of Morecambe Bay and hills in the distance. There is a glazed door to the Reading Room and a contemporary inset wood burning stove.



Bedroom 3



Dining Kitchen



Dining Kitchen



Lounge



Bedroom 1



Bedroom 2

There are 2 well proportioned Double Bedrooms one with front aspect enjoying some bay views and the other with rear enjoying tranquil woodland views. The Bathroom is modern with white suite comprising WC, wash hand basin with vanity unit and bath with shower over. Large white subway tiles with feature coloured wall.

The Integral Garage is larger than the average single, has an up and over door and utility space. Parking for 2 cars to the front of the property. Electric charging point just needs reconnecting.

The main garden space is to the rear – it is private, terraced and bordered by woodland. Delightful rockery plantings with well established and colourful shrubs and a productive vegetable and fruit plot. Charming summer house/garden store and paved pathways to either side (one with steps) which lead around to the front (both pathways gated).

**Location** Nutwood Crescent enjoys an incredibly convenient location with just a short walk into the small friendly seaside town of Grange over Sands. Grange is popular with residents and holiday makers alike and is well served by amenities including Railway Station with good connections to the rest of the rail network, Medical Centre, Post Office, Library, Cafes and Tea Rooms, Ornamental Gardens and picturesque, mile long Edwardian Promenade.

Grange is approximately a 15 minute drive from Junction 36 and perhaps 20 minutes from the base of Lake Windermere and all the South Lakes attractions.

If approaching Grange-over-Sands from the A590 go past Grange Station and bear right at the mini-roundabout into Windermere Road, then immediately left into Nutwood Crescent. Number 9 is near the end of the cul-de-sac on the left.

**Acommodation (with approximate measurements)**

Entrance Vestibule

Hallway

Shower Room

Bedroom 3 20' 5" max x 13' 5" max (6.22m max x 4.09m max)

Under-croft

Hobbies Room 13' 5" x 4' 11" (4.09m x 1.5m)

Gallery Landing

Reading/Sun Room 8' 11" x 6' 0" (2.72m x 1.83m)

Dining Kitchen 20' 10" max x 12' 6" max (6.35m max x 3.81m max)

Lounge 18' 0" x 13' 6" (5.49m x 4.11m)

Bedroom 1 13' 5" x 13' 5" (4.09m x 4.09m)

Bedroom 2 12' 5" x 9' 10" (3.78m x 3m)

Bathroom

Covered Terrace 1 18' 1" x 6' 7" (5.51m x 2.01m)

Covered Terrace 2 13' 0" x 6' 2" (3.96m x 1.88m)

Integral Garage 19' 5" x 12' 8" (5.92m x 3.86m)

Summer House 5' 9" x 5' 7" (1.76m x 1.71m)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.



Lounge



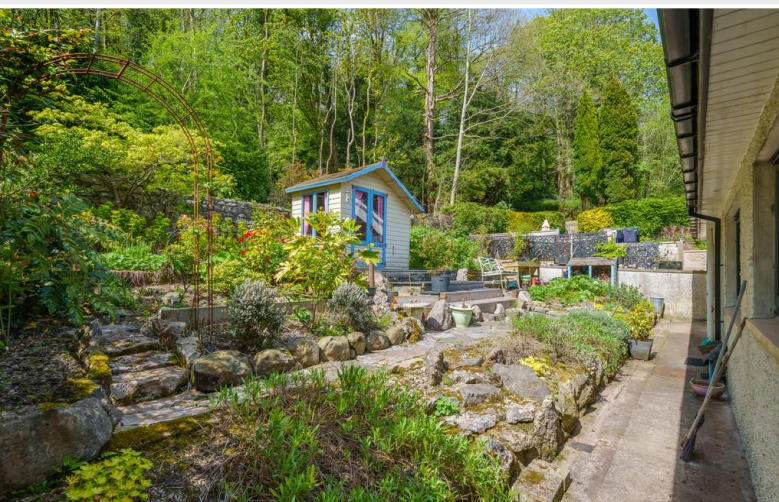
Bedroom 1



Views



Covered Terrace



Garden

\*Checked on <https://checker.ofcom.org.uk/> 24.4.23 not verified

**Conservation Area:** This property is located within Grange Over Sands Conservation Area.

**Council Tax:** Band E. Westmorland and Furness Council.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/> quantity.chuck.represent

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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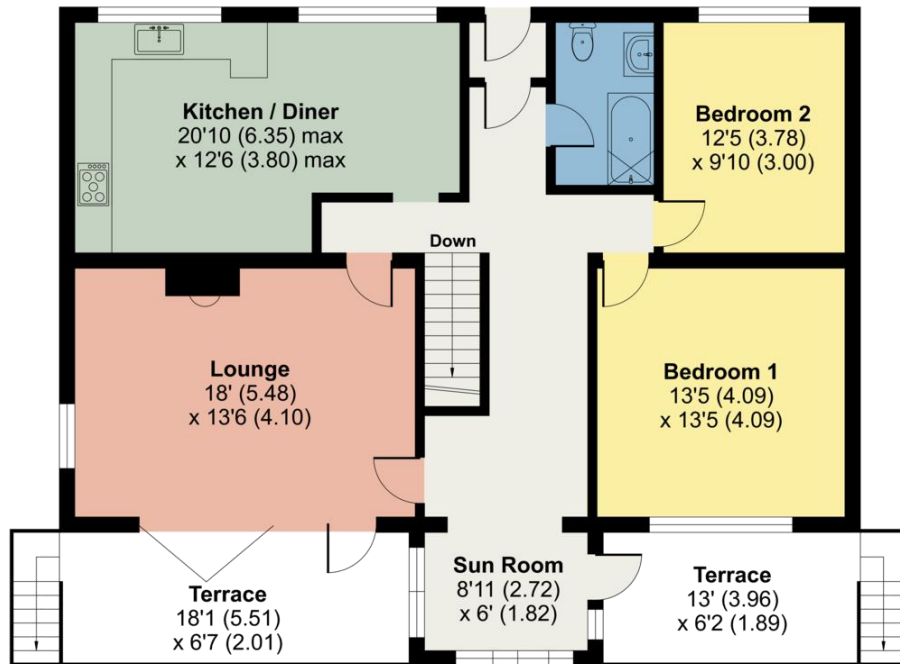
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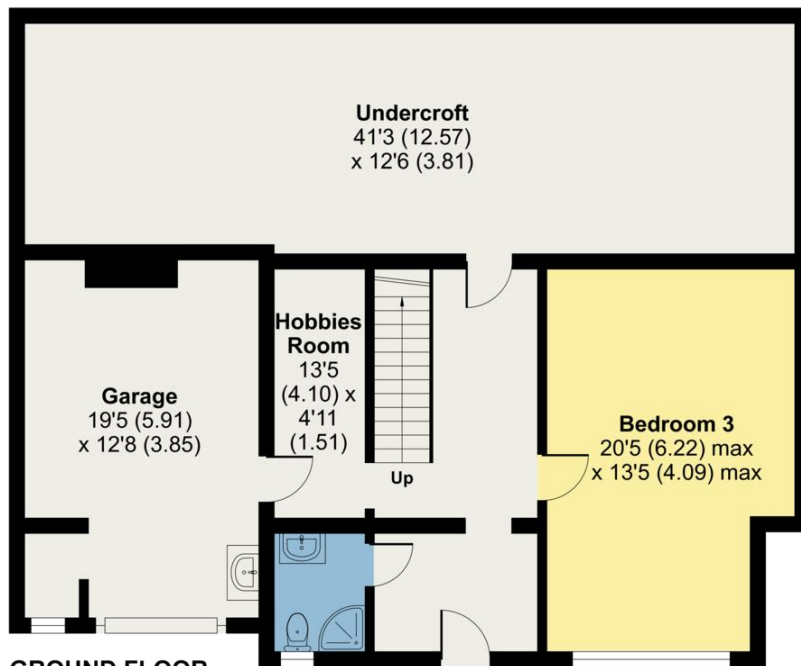
# Nutwood Crescent, Grange-Over-Sands, LA11

Approximate Area = 2571 sq ft / 238.5 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

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