



Grange over Sands

£470,000

55 Tricketts Drive, Grange-over-Sands, LA11 7DE

If you are in the market for a pristine, beautifully decorated, modern, detached, spacious and light property with impressive Gardens, on a popular and friendly residential cul-de-sac with a high level of privacy then look no further!

Comprising Hallway, Cloakroom, Study, Dining Kitchen, Lounge, 4 Bedrooms (Master with En-suite and Dressing Area), Family Bathroom, Garage, Gardens and Parking. Early viewing is highly recommended.

Quick Overview

- Detached - 4 Bedrooms
- 1 Reception - 2 Bathrooms
- Edge of town location
- Popular, quiet and friendly residential cul-de-sac
- Partial views towards Morecambe Bay
- Presented in pristine condition throughout
- Tasteful decor
- Generous, landscaped, private Gardens
- Garage and Driveway Parking
- Superfast Broadband speed 80mbps available*



4



2



1



TB



80 mbps



Driveway & Garage

Property Reference: G2939



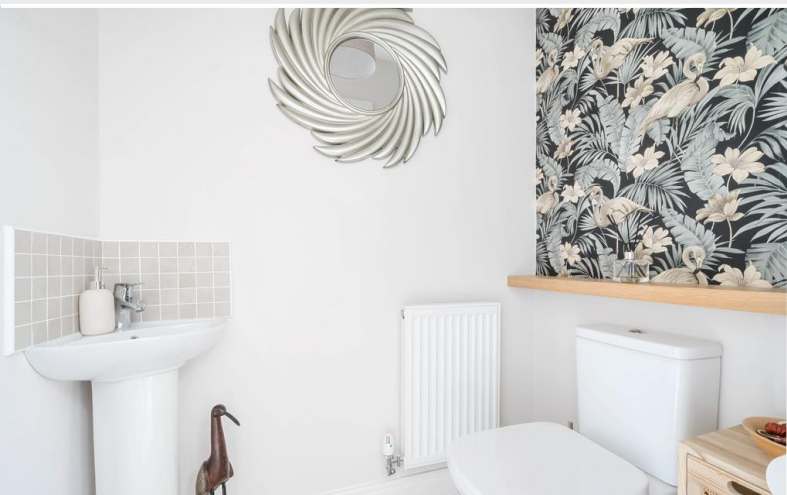
Lounge



Kitchen/Dining Room



Study



Cloakroom

Description Built in 2017, you would be forgiven for thinking that nobody had ever occupied this property, it still retains, actually no, it is in better than showroom condition! The vendors of this property have the most incredible eye for detail and we believe it would be a serious challenge to find any snag, a smudge, a chip, anything at all amiss or anything out of place. Simply stunning and an absolute credit to the vendors. The only clue that anybody actually lives here at all is the odd beautifully scented candle and the overall welcoming feeling that envelops you, upon entering this pristine property. It is an absolute treat with tasteful and quality decor throughout, the attractive bespoke 'Oak' staircase and fitted Study furniture providing a luxury high end feel.

Amongst the long list of pluses this property offers it is extremely well proportioned with oodles of natural light, it enjoys partial views (better in the winter with bare trees) towards Morecambe Bay, a very high level of privacy and also boasts arguably the largest plot on this development, so has generous outdoor space to keep the greenest of fingers or the most adventurous children very happy indeed.

The front door opens into the light, airy and spacious Hallway with high level window illuminating the Hallway and superb, bespoke, Oak, gallery style staircase. The spacious Hallway has a useful under-stairs storage cupboard. Door to Cloakroom which is fitted with a white corner wash hand basin and low flush WC. Papered feature wall, full width 'Oak' shelf and vinyl wood effect floor - the smallest room in the house has not been overlooked here! The Study is conveniently located on the Ground Floor and has a front aspect. There is a range of attractive 'Oak' fitted office furniture.

From the Hallway double doors open into the Dining Kitchen. This impressive space is very light and roomy with window and French doors to the Garden and partial views towards Morecambe Bay. The Kitchen is furnished with an extensive range of modern high gloss cream wall and base cabinets with contrasting black, granite work-surface. The matching central island has breakfast seating for 2. Modern 1½ bowl deep stainless steel sink, built in double electric oven and 5 burner gas hob. Integrated dishwasher and fridge freezer. The other side of this room provides generous space for a dining table. There is direct access to the Garden so outdoor drinks and dining are simple and convenient. The Utility Room has an external door with access to the side Garden and a continuation of the kitchen cabinets and work-surface. There is a further deep stainless steel sink and space for washing machine and tumble drier. Wall mounted gas central heating boiler. Both the Kitchen and the Utility Room have vinyl wood effect flooring.

The Lounge is a delightful, dual aspect room, spacious and sunny with a focal point provided by the central, white fireplace currently housing an electric stove.

From the Entrance Hall the stairs lead to the First Floor Landing with loft hatch and access to the Bedrooms and Family Bathroom.

Bedroom 1 is a luxurious Master Bedroom of impressive dimensions, airing cupboard, dressing area with soft cream, high gloss, 'his and hers' wardrobes and En-suite Bathroom. The En-suite Bathroom has a 4 piece white suite comprising WC, wash hand basin, bath and double shower enclosure. Chrome ladder radiator and vinyl wood effect flooring. Bedrooms 2 and 3 and both double Bedrooms, 1



Hallway



Kitchen/Dining Room



Landing



Bedroom 1



Bedroom 2



Side Garden

with front and 1 with rear aspect - the rear has some lovely, partial views towards Morecambe bay. Bedroom 4 is a spacious single room with full wall of built in 'Oak' storage cupboards. Perhaps a second study if an additional study were required. The Bathroom is fitted with a 4 piece white suite comprising bath, wash hand basin, WC and shower. Recessed ceiling spot lights and vinyl wood effect flooring. Chrome ladder radiator.

The Detached Single Garage has enough space for a small workshop too and has power and light. There is ample parking on the driveway for 3 vehicles.

The Gardens with this property are the absolute icing on the already delicious cake. The main Garden is to the rear, which has been superbly landscaped and is kept as fastidiously as the rest of the property - an absolute joy. There is a decked area with canopy which is essential in this sun trap of a Garden - we are advised that without the canopy, on a summer days, it is too hot for most to sit in! There are beautiful, deep filled, colourful borders and a paved pathway leading down to the sunken patio at the bottom. There is also an area of side Garden which is fenced at the moment with artificial grass - absolutely ideal for small children or perhaps pets. To the front is another spacious lawn with deep filled borders enclosed by a well established hedge.

Location Tricketts Drive is a popular and sought after residential development which enjoys a quiet yet convenient location. No. 55, is in a pleasant location within a small cul-de-sac where we are advised there is a lovely warm and friendly community feeling.

Tricketts Drive is well placed, just a stones throw from the Medical Centre and a short, walk from the amenities of the town including Post Office, Primary School, Library, Railway Station, Shops, Cafes and Tea Rooms - not forgetting the wonderful and picturesque mile long Promenade, Ornamental Gardens and Band Stand. Grange is located around 20 minutes from the M6 motorway and a similar distance from the base of Lake Windermere making it very accessible.

To reach the property from the Main Street proceed up the hill turn left at the mini roundabout, proceed along the Esplanade in the direction of Allithwaite. Tricketts Drive is the second left turning, after the Fire Station. Take the first right and No. 55 can be found shortly on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Cloakroom

Study 9' 9" x 6' 4" (2.97m x 1.93m)

Dining Kitchen 20' 10" x 11' 8" min & 13'3" max (6.35m x 3.56m & 4.04m max)

Utility Room

Lounge 20' 0" x 11' 0" (6.1m x 3.35m)

Bedroom 1 13' 11" x 13' 10" (4.24m x 4.22m)

En-Suite Bathroom

Bedroom 2 9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom 3 11' 2" x 9' 11" (3.4m x 3.02m)

Bedroom 4 9' 10" x 6' 7" inc wardrobes (3m x 2.01m inc wardrobes)



Rear Garden



Sunken Patio and Rear External



Lounge



Bedroom 3



Bathroom

Bathroom

Garage 19' 4" x 7' 6" (5.89m x 2.29m)

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 28.5.24 not verified.

Management Charges: An annual maintenance charge of approx £174.06 is paid towards the "Amenity Area" at the end of the road.

Council Tax: Band F. Westmorland and Furness Council.

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

What3words: <https://what3words.com/shortcyts.funded.firebird>

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 £1300 - £1400 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
Call **015395 32301** or request online.



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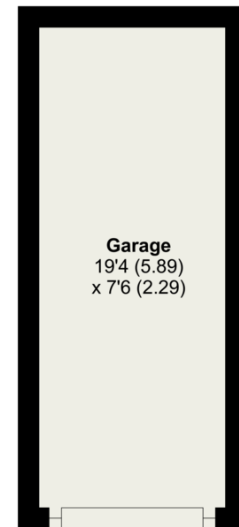
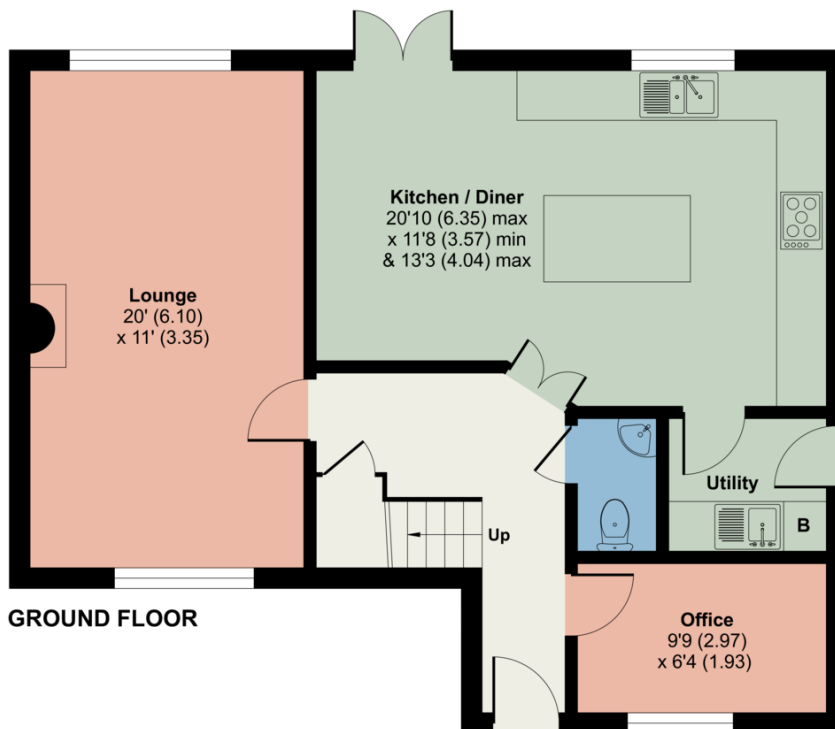
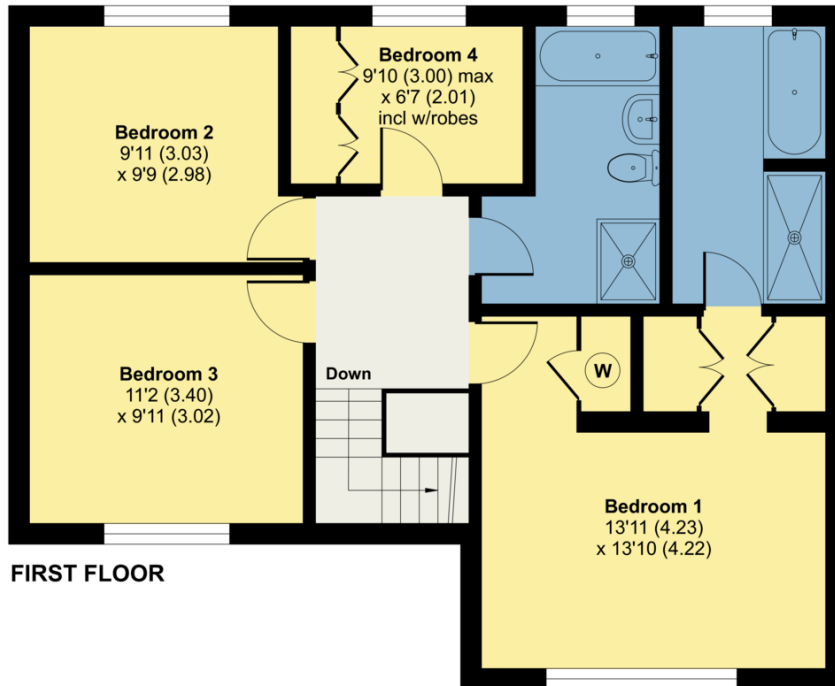
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Approximate Area = 1442 sq ft / 133.9 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1587 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1137097

A thought from the owners – this is a super place to live and we enjoy the tranquility of the garden on a lovely summers day.

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