



58 Hest Bank Lane, Hest Bank, Lancaster, LA2 6BS

Presenting a rare opportunity in the highly desirable village of Hest Bank and boasting stunning views across Morecambe Bay towards the Lake District hills, is this impressive three / four bedroom semi-detached family home on Hest Bank Lane. Ready to move in, the immaculately presented Victorian property offers the perfect balance between period charm and modern finishes, with sought after features including a quality, modern kitchen / diner extension to the ground floor, sash windows, eye catching feature fire places and a converted basement. Internally, the property briefly comprises of a welcoming entrance hall, a spacious lounge area complete with two feature fire places, a handy downstairs WC and an outstanding modern fitted kitchen diner complete with integral appliances, bifold doors and space for a second living area. Access to the converted basement is from the ground floor and offers a versatile space to be used as required, with previous uses including a fourth bedroom, a play room and a large office space. To the first floor are two excellent sized double bedrooms and a large four piece family bathroom suite, with the remaining master bedroom occupying almost all of the second floor and providing majestic views out through a Juliette balcony over Morecambe Bay and the Lake district hill in the distance. The generously sized bedroom also boasts an ensuite shower room and fitted wardrobes. Externally, a beautifully landscaped, West facing garden can be found to the rear with inviting patio areas and a large lawn. A block paved driveway can be found to the front providing off road parking for several vehicles. A popular location, the property is well supported by a range of nearby amenities, with great access to the delightful Morecambe Bay and nearby city of Lancaster. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools and the M6 motorway.



Ground Floor

Hall

Welcoming entrance hall with soldo wood flooring, radiator and ceiling light.

Lounge

Sizeable lounge area which has been opened up to create one large living space, with two feature fire places and one with a log burning stove, bay window to front aspect, radiators and ceiling lights.

WC

Low flush WC, vanity unit with wash hand basin above, towel radiator and ceiling lights.

Kitchen / Diner

Superb extension housing a quality modern fitted kitchen with a range of base and wall mounted units plus central island, integral appliances include double oven and grill, four ring induction hob, microwave, dishwasher, wine cooler, washing machine, sink and drainer unit. Also provides space for a large fridge freezer, bi-fold doors leading out to the rear garden, radiator, Velux windows, window to side aspect and ceiling lights.

Basement - Bedroom/Office/Play Room

Converted basement which has been tanked that has a variety of uses, including a fourth bedroom, an office or a play room. With window to front aspect, radiator and ceiling lights.

First Floor

Bedroom One

Generously sized double bedroom with windows to front aspect, feature decorative fireplace, radiator and ceiling light.

Bedroom Two

Another good sized double bedroom with a decorative fireplace, window to rear aspect, radiator and ceiling light.

Bathroom

Large family bathroom comprising of a four piece suite with stand alone jacuzzi bath, corner shower cubicle, low flush WC and wall mounted wash hand basin. Also with tiled flooring, under floor heating, a towel radiator, window to rear aspect and ceiling lights.

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Second Floor

Bedroom Three

Large master bedroom spanning the full length of the property, with a Juliet balcony that enjoys stunning views across Morecambe Bay to the Lake District hills in the distance. Also with a window to front aspect, fitted wardrobes and storage, radiator and ceiling lights.

Ensuite

Three piece suite comprising of a tiled shower cubicle, low flush WC and wash hand basin. Towel radiator, underfloor heating, Velux windows and ceiling lights.

External

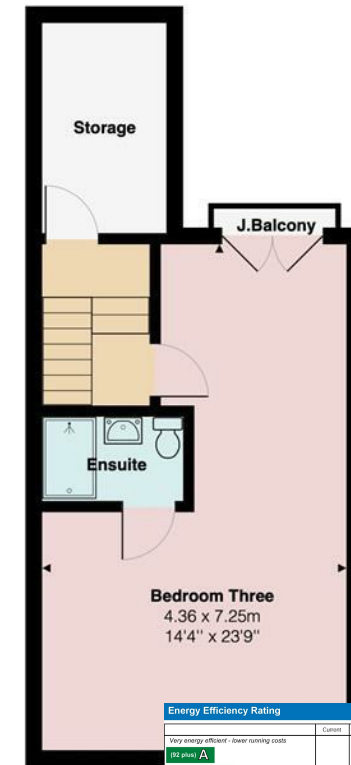
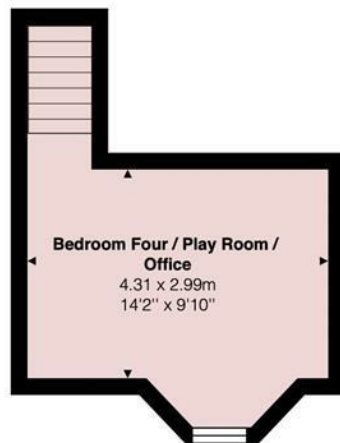
To the rear is an inviting West facing garden with a relaxing patio seating area, ideal for outside entertaining with plenty of space for a table and chairs, plus a large lawn and additional patio area to the rear of the garden. To the front is a driveway providing off road parking for several vehicles.

Council Tax

Band D







Energy Efficiency Rating	
Current	Potential
80	64

Most energy efficient - lower running costs
Most energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Most environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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