





## 20 Hall Drive, Morecambe, Lancashire, LA4 6SX

Boasting a substantial amount of living accommodation throughout and offering a unique opportunity to acquire a desirable and versatile family property, is this sizeable five bedroom semi-detached home on Hall Drive in the heart of the ever popular village of Bare. Sat on a generous plot with a sizeable rear garden, ample off street parking and a double garage, the impressive property will appeal to a range of purchasers with the flexible layout suiting buyers with a large or expanding family with the option of some of the downstairs being annexed off for guest/teenagers/elderly relatives accommodation. The internal layout briefly comprises on the ground floor of an entrance hall, a large bay fronted lounge complete with log burning stove, an office, a stunning open plan kitchen / diner with integrated appliances, a bedroom and an ensuite shower facility. To the first floor area two excellent sized double bedrooms with the master boasting an ensuite shower room, along with a large four piece family bathroom. The second floor boasts two more double bedrooms. Externally, the spacious feeling inside extends to the outside spaces with the rear garden providing an extensive lawn as well as the recently upgraded patio area. To the front is well maintained frontage, alongside a tarmac driveway that extends down the side of the property and into the detached double garage. Situated within close proximity of a range of amenities including Bare village, the deceptively spacious property is well supported by local services including supermarkets, regarded primary and secondary schools and plenty of local shops. Furthermore, the Bay Gateway bypass enables easy access to the M6 motorway and Lancaster City centre, with the spectacular Morecambe Bay and its magnificent walks and sunsets lying also just a short distance away.



## Ground Floor

### Hallway

With a ceiling light point, a double panel radiator, electricity points and stairs to the first floor.

### WC

A very handy and newly installed WC comprising a low flush WC, a vanity wash hand basin, a heated towel rail and a uPVC double glazed window to the side elevation.

### Lounge

**14'11" x 19'10" (into bay) (4.56 x 6.05 (into bay))**

Large reception room with feature fire place and log burning stove, double glazed bay window to front aspect, a curved double panel radiator and ceiling light.

### Kitchen / Diner

**17'0" x 22'4" (5.2 x 6.82)**

Open plan modern fitted kitchen with a range of base mounted units and central island with breakfast bar, integral appliances including a double oven & grill, dishwasher, induction hob, and a composite sink and drainer. This is complemented by space for a large fridge freezer, double glazed patio doors leading out to the rear garden, a double panel radiator, ceiling and wall lights plus kick board lighting.

### Bedroom Three

**8'11" x 15'2" (2.72 x 4.64)**

With double glazed windows to side aspects, radiator, ceiling light point and electricity points.

### Lobby

With all side lights, a uPVC double glazed window to the side, a cupboard housing the gas central heating boiler and overhead loft access.

### Shower Room

**6'2" x 8'5" (1.89 x 2.58)**

With a low flush WC, a vanity unit with wash hand basin and a walk in shower. Additional features include a double glazed window to side aspect, radiator and ceiling light. Cupboard housing the gas central heating boiler located just outside the entrance to the utility.

### Study

**7'0" x 10'0" (2.14 x 3.06)**

Versatile space with a double glazed bay window to front aspect, radiator, ceiling down lights and electricity points.

## First Floor

### Bedroom One

**12'7" x 16'9" (3.85 x 5.13)**

Large double bedroom with a double glazed window to front aspect, a ceiling light point and electricity points.

### Ensuite

**6'7" x 11'10" (max measurement) (2.03 x 3.62 (max measurement))**

Three piece suite comprising of a shower cubicle, a low flush wc and a vanity unit with wash hand basin. Access to large under stairs storage cupboard, double glazed window to front aspect, heated towel radiator and ceiling spotlighting

### Bedroom Two

**12'7" x 16'10" (3.85 x 5.14)**

Large double bedroom with fitted wardrobes, double glazed window to rear aspect, a double radiator and ceiling light point.

### Bathroom

**9'2" x 11'11" (max measurement) (2.80 x 3.65 (max measurement))**

Large family bathroom with a four piece suite comprising of a walk in shower, a panel bath, a wall mounted wash hand basin and a low flush WC. Two double glazed windows to side aspect, a chrome heated towel radiator and ceiling spot lighting.

## Second Floor

### Landing

With a Velux window to the side elevation, a double panel radiator and walk in loft storage space.

### Bedroom Four

**12'7" x 10'8" (3.84 x 3.27)**

With a double glazed Velux to the front, a double panel radiator, ceiling spotlights and electricity points.

### Bedroom Five

**12'7" x 11'1" (3.84 x 3.4)**

With a double glazed Velux to the rear, a double panel radiator, ceiling spotlights and electricity points.

### External

Courtyard frontage with a tarmac driveway to the front and side providing off road parking for several vehicles, plus further

parking in the detached double garage. Extensive garden to the rear with a large well maintained lawn and patio areas.

### Double Garage

**16'3" x 17'7" (4.96 x 5.38)**

Two up and over doors, windows and lighting.

### Council Tax

Band D

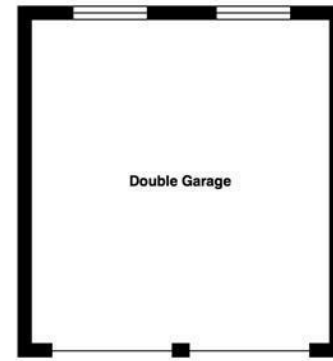












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	65	76
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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