



8 Kirkstone Drive, Morecambe, Lancashire, LA4 5XP

A vastly extended and very well presented semi-detached home located in a hugely desirable area in Morecambe. It would be easy to compare this home to others close by, but with three reception rooms, five bedrooms, four bathrooms and additional ancillary ground floor living, this family home has so much more to offer. Situated on Kirkstone Drive in Bare, we expect this property to be attractive to those with extended family, live in elderly relatives or those who need space to work comfortably from home. Externally, to the front of the property is a block paved driveway providing off road parking for three cars. To the rear, an easy to maintain garden can be found with Astroturf lawn, stone flagged pathway and secure wooden fencing. Situated within close proximity to Bare Lane station and the village itself, the property is well supported by local services including supermarkets, highly 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 for the commuting professional and a stroll along Morecambe promenade is seconds away. Contact our office to arrange your internal inspection.



Ground Floor

Entrance Hall

Entered via a uPVC double glazed door with side window, this leads into a spacious hall. With doors leading to rooms on the ground floor, down lights and an under stair storage cupboard, completed with luxury vinyl tiled flooring (LVT).

Living Room

12'7" x 14'5" (3.84 x 4.4)

A bright and spacious room, fitted with a feature multi-fuel stove, with wooden mantle and stone hearth. With a uPVC double glazed bay window, pendent lighting and radiator. This room opens onto:

Dining Room

11'11" x 12'7" (3.64 x 3.85)

A great room for entertaining or simply sitting as a family to enjoy an evening meal. With uPVC double glazed doors leading into the conservatory, and a glazed door leading into the kitchen, with ceiling lighting and electricity points.

Conservatory

8'11" x 9'2" (2.73 x 2.8)

Constructed in 2019, this fantastic space provides the home with a second sitting room. Fitted with uPVC double glazed tri-fold doors leading out to the rear garden. With a feature glass apex roof and full height side window allowing ample light, LVT flooring and a radiator.

Kitchen

6'6" x 20'4" (2 x 6.2)

Upgraded in 2022, this room is fitted with a range of high gloss wall and base units with complementary marble effect worktops and a sink unit with mixer tap and drainer. Integrated AEG appliances include a 5-ring gas hob with extractor hood, with Samsung appliances include a double electric oven and a fridge freezer. There is plumbing for a washing machine and a dishwasher, with space for a tumble dryer. With a uPVC double glazed window overlooking the rear garden, downlights and LVT flooring.

Playroom

Currently used as a home business space, this fantastic area could serve a multitude of purposes. With a WC and a wash hand basin, this would be an ideal sitting room to complement the rear annex; a work from home area, a gym – the list goes on. With a uPVC double glazed window and a

uPVC double glazed rear entrance door, downlights and a radiator.

First Floor

First Floor Landing

Stairs lead from the entrance hall with LED lighting each tread. With a PVCu double frosted glazed window, downlighters and stairs continuing to the second floor.

Family Bathroom

8'6" x 7'10" (2.6 x 2.4)

Upgraded approximately two year ago, this beautiful family bathroom is exquisite. Fitted with a four piece suite comprising of a low level WC, a wash hand basin set in a bathroom cabinet, a roll top bath with decorative taps and shower attachments and a double shower cubicle, with dual shower points including a waterfall shower head - providing the spa like experience. With a uPVC double glazed frosted window, PVC ceiling with fitted downlights, tiled walls and flooring, extractor fan and a heated towel rail.

Bedroom

10'7" x 11'9" (3.23 x 3.6)

Located at the back of the property, this fantastic double room is fitted with a uPVC double glazed window, light point and a radiator.

Bedroom

10'6" x 10'9" (3.22 x 3.3)

Located at the front of the property, this second double room is fitted with a uPVC double glazed window, light point, laminate wooden effect flooring and a radiator.

Bedroom

Located at the front of the property, this single room is fitted with a uPVC double glazed window, light point, laminate wooden effect flooring and a radiator.

Second Floor

Second Floor Landing

With stairs leading to a small landing area. With a uPVC double glazed window, down lights and a wooden door leading to the top floor.

Bedroom

15'1" x 8'9" (4.62 x 2.68)

Fitted with full width uPVC double glazed windows allowing

ample light to flood this spacious room. With fitted wardrobes with sliding doors providing ample storage, light point, laminate wooden effect flooring and a radiator. With a wooden door leading into:

Ensuite Shower Room

8'3" x 5'10" (2.52 x 1.79)

Fitted with a three piece suite consisting of a low level WC, wash hand basin set in a bathroom cabinet and a single shower cubicle. With tiled walls and flooring, an extractor fan and a heated towel rail.

Dressing Room/Bedroom

9'2" x 4'11" (2.81 x 1.5)

Currently used as single bedroom, this room provides the perfect pace for a dressing room, office or simply a storage space. Fitted with a Velux window with rooftop views towards the Ashton Memorial in Lancaster; downlights and a radiator.

Annex

Providing ancillary accommodation, this area is fitted with bedroom area with PVCu double glazed doors leading into the garden and a PVCu double glazed window. With downlighters and a radiator. A door leads into an ensuite shower room, fitted with a low level WC, a wash hand basin and a single shower cubical, with a tiled surround.

Externally

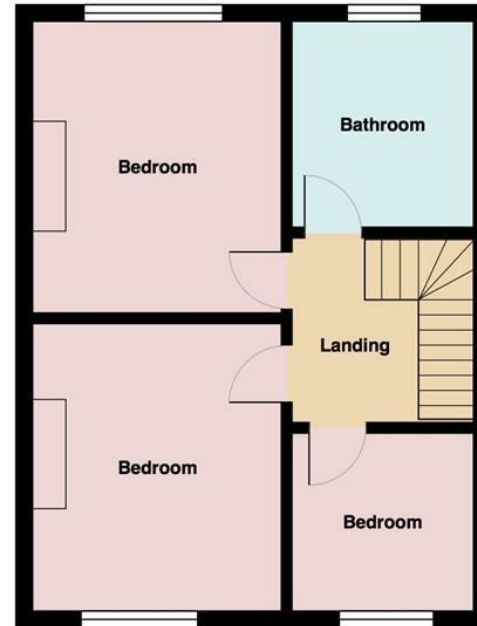
To the front of the property a bloc paved driveway can be found, providing off road parking for three cars. To the rear, an easy to maintain garden can be found. With Astroturf lawn, stone flagged pathway and secure wooden fencing.

Please Note:

Many improvements and upgrades have been made to this property during its time of ownership. The vendors inform us that the roof was replaced within the last two years, as was the central heating boiler, many of the windows (the front door and living room window only being replaced in April 2024) giving a purchaser piece of mind that the majority of works have been done for them. All you need to do is pack!







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Most environmentally friendly - lower CO₂ emissions</p> <p>82-91 A</p> <p>61-81 B</p> <p>49-60 C</p> <p>35-48 D</p> <p>19-34 E</p> <p>11-30 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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