



39 Woodrush, Morecambe, Lancashire, LA4 6JB

Situated in the highly sought after Woodrush development in Bare and presenting high quality, immaculately presented living accommodation throughout, is this stunning four bedroom detached family residence. Recently upgraded by the current occupiers, the sizeable property offers a brilliant opportunity for a new owner to move straight in having been modernised to an exceptional standard, including a recently completed ground floor extension, fireplace with log burning stove and a refined garden area to the rear. Externally, the desirable home occupies a generously sized plot with good sized gardens front and rear, a substantial double garage and ample off road parking. The internal layout briefly comprises on the ground floor of a welcoming entrance hall, an inviting bay fronted lounge complete with feature fire place and log burner, a stylish open plan kitchen / diner complete with integrated appliances, a spacious sitting room extension with bifold doors out to the rear garden, a handy study/office and a wc. To the first floor is the family bathroom, along with the well proportioned bedrooms consisting of a large master bedroom complete with fitted wardrobes and an ensuite shower room, two further double bedrooms with fitted wardrobes and lastly, a smaller fourth double bedroom, An ideal family home, the location will also appeal to a range of potential purchasers with nearby amenities including Morecambe golf club, a railway station, regarded primary and secondary schools, local shops, cafe's and pubs, along with unrivalled walks down the spectacular promenade. Woodrush also lies within a short distance to the new Bay Gateway bypass which enables easy access to the M6 motorway and Lancaster City centre.



Ground Floor

Lounge

11'3" x 16'4" (3.43m x 4.98m)

Feature fire place with log burner, double glazed bay window to front aspect, Herringbone flooring, radiators and ceiling lights.

Kitchen Diner

25'7" x 12'5 (7.80m x 3.78m)

Open plan with a modern fitted kitchen comprising a range of base and wall mounted units plus breakfast bar, integrated appliances including fridge & freezer, dishwasher, washing machine, Neff five ring gas hob and double oven with grill, microwave, sink and drainer unit. Sitting area with electric flame effect fire, tiled flooring, Bifold doors leading into the sitting room, radiator and ceiling lights.

Sitting Room

Recently added to the property, complete with bifold doors leading out to the rear garden, Herringbone flooring, windows to three aspects, Velux windows and ceiling lights.

WC

7'10" x 2'9" (2.39m x 0.84m)

Low flush wc and pedestal wash hand basin, towel radiator, double glazed window to side aspect, ceiling light.

First Floor

Master Bedroom

11'4" x 13'7" (3.45m x 4.14m)

Double bedroom. Built in wardrobes, double glazed window to front aspect, radiator and ceiling light.

Ensuite

6'3" x 7'1" (1.91m x 2.16m)

Three piece suite. Shower cubicle, low flush wc and vanity unit with wash hand basin. Built in storage cupboard, tiled walls & flooring, towel radiator, double glazed window to front aspect and ceiling lights.

Bedroom Two

8'1" x 10'11" (2.46m x 3.33m)

Double bedroom. Fitted wardrobes, double glazed window to rear aspect, radiator and ceiling light.

Bedroom Three

7'4" x 10'11" (2.24m x 3.33m)

Double bedroom. Fitted wardrobes, double glazed window to rear aspect, radiator and ceiling light.

Bedroom Four

7'3" x 11'9" (2.21m x 3.58m)

Double bedroom. Double glazed window to front aspect, radiator and ceiling light.

Bathroom

6'2" x 7'2" (1.88m x 2.18m)

Three piece suite. Panel bath with shower over, low flush wc and a pedestal wash hand basin. Double glazed window to rear aspect, towel radiator, tiled walls and flooring, ceiling lights.

External

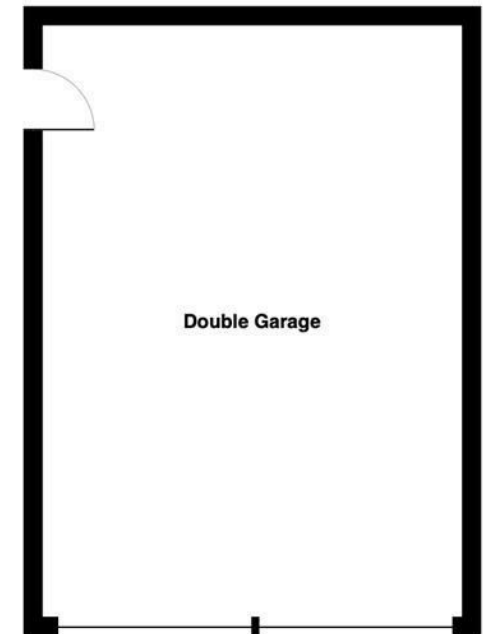
Large plot with gardens to both the front and rear. To the front is a block paved driveway providing off road parking for several vehicles and leading into the detached double garage. Alongside this is a lawned area with a well stocked flower bed. To the rear is an excellent sized garden, mainly laid to lawn but also with planted borders, a flagged patio seating area that extends to beneath a outside living area and currently houses a hot tub and space for inset tv.

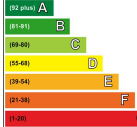
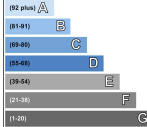
Double Garage

17'1" x 24'1" (5.21 x 7.35)







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		69	80				
<small>Most energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>				<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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