



# 1 Buseph Barrow, Morecambe, LA4 6PH

A beautifully presented, five bedroom detached home on a quiet cul-de-sac in Torrisholme. Perfectly located, with easy access to Morecambe, Lancaster and the surrounding area, you won't be short of things to do, with city, coast and countryside all within easy reach. It can also be available with no upward chain.

There's no need to leave your home to enjoy the beautiful surroundings, with panoramic views across Morecambe Bay to the Lakeland fells from the rear of the property offering breathtaking sunset scenes. Unwind with friends and family in the stunning open plan kitchen diner, with large windows and spacious cooking, dining and seating areas, the perfect entertaining space. A welcoming reception room at the front of the house with a multi fuel burner creates a comfortable room to relax after a long day.

A brilliant home for families, you have the space to tailor to your needs, with five well-proportioned bedrooms, serviced by the contemporary bathroom, with the luxurious main bedroom boasting a dedicated ensuite. The utility room provides a space for laundry and appliances, keeping the rest of the house quiet and clutter-free. A large boarded attic space and integrated garage provide plenty of storage with an external powered workshop for DIY enthusiasts.

The rear of the house boasts a contemporary landscaped garden with split level paved seating areas, glass panelled railings and an artificial grass lawn. A substantial garden bar with sliding doors extends the entertaining space and can be used all year round thanks to the addition of a wood burner in the spacious seating area.

This stunning house is move in ready, just waiting for you to add your touches and create your impressive, modern family home.



## Ground Floor

### Hallway

**22'6" x 6'11" (6.87 x 2.11)**

A welcoming entrance hall with sleek light wood laminate flooring connecting the living spaces with the downstairs bathroom. There is space beside the door and below the staircase for storage units. An anthracite grey vertical radiator sits against the wall, with spotlights and a contemporary ceiling light.

### Reception Room

**21'5" x 12'4" (6.53 x 3.77)**

A well-proportioned reception room at the front of the property, with dual aspect double glazed windows making it bright and welcoming. A multi fuel burner sits in the grey painted fireplace with a wooden mantle above, and two modern flat panel radiators on the opposite wall provide additional warmth. There is plenty of floor space for multiple sofas and units, to create your perfect room setup for relaxing and entertaining.

### Kitchen / Diner

**29'3" x 19'11" (8.93 x 6.09)**

An expansive kitchen diner spans the rear of the property forming the hub of the home, with space to cook, dine and relax. The space feels light and bright with double glazed windows filling the back wall and offering views across to Morecambe Bay and the Lakeland fells. A grey tiled floor with a wet underfloor heating system adds to the comfort of the space, with an Awalla air conditioning unit fixed to the window for warmer weather. The dining area features two large skylights above and French doors to the garden, making an impressive entertaining space for gathering friends and family.

The main kitchen features a large island with a Silestone worktop set above the sleek gloss base units, with an inset 1.5 sink, integrated dishwasher and double fronted wine fridge. Along the wall, the Silestone worktop continues with over and under counter cabinetry providing plenty of storage space to keep the clean modern feel. The cabinetry features an integrated Neff double oven with a Bosch single oven above, a five ring Neff gas hob and extractor fan. Modern pendant lighting over the bar and spotlighting over the preparation area make this a bright contemporary space.

### WC

**6'10" x 6'9" (2.09 x 2.07)**

A modern downstairs WC, with neutral tiled floor and half tiled walls. The suite includes a low flush toilet and pedestal sink, with an anthracite grey flat panel radiator against the wall. A frosted double glazed window on the side aspect provides light, with an LED ceiling light for the evenings. Built in cupboards provide plenty of storage space with a hanging rail for outdoor coats.

### Utility

**9'3" x 6'7" (2.84 x 2.01)**

A valuable utility room sits off the kitchen diner with a work surface on two walls and space beneath for two appliances. An inset sink and drainer sits beneath the double glazed window to the rear garden, with spotlights in the ceiling making this a great addition for busy households.

### Garage

**11'3" x 10'0" (3.43 x 3.05)**

An integrated garage is accessed via an remote controlled, electric up and over door from the front driveway, via an external side door, and by an internal door from the utility room to the rear. A great space with lighting and power, the perfect spot to store vehicles and larger household items.

### First Floor

#### Landing

**14'2" x 10'0" (4.32 x 3.05)**

A carpeted landing connects the upstairs bedrooms and bathroom, with the natural woodwork of the staircase contrasting against the neutral grey walls. Two ceiling lights provide light, with a useful airing cupboard at the end of the landing beside the bathroom providing space for towels and linen on the built in shelving.

#### Bathroom

**9'10" x 6'10" (3.01 x 2.10)**

A well-presented bathroom services the upstairs bedrooms and features a bathtub, corner shower unit, low flush toilet and a pedestal sink unit. The space feels modern yet warm, with neutral floor and wall tiles and spotlights above. A frosted double glazed window in the side aspect provides daylight, with a wall mounted heated towel rail opposite, and an underfloor electric heating system adding a luxurious feel.

#### Bedroom 1

**18'0" x 16'0" (5.50 x 4.88)**

The large main bedroom sits at the side of the property with dual aspect double glazed windows filling the space with light. The expansive suite features two large built in wardrobes with sliding mirrored doors and built in storage solutions, providing plenty of storage space. Three single panel radiators surround the sleeping area, with space on the carpeted floor for a superking bed. An additional space to the rear of the room is used as a dressing area, with an internal door to the ensuite.

#### Ensuite

**9'6" x 6'9" (2.91 x 2.08)**

The main bedroom en-suite has been tastefully designed with grey tiled floor and walls and white fixtures giving a clean contemporary feel, with electric underfloor heating. The suite includes a modern bathtub, corner shower enclosure, heated towel rail, low flush toilet and a storage unit with an integrated sink. A frosted double glazed window on the rear aspect provides light during the day, with spotlights for use in the evening. .

#### Bedroom 2

**12'4" x 11'3" (3.76 x 3.45)**

A well-proportioned double bedroom benefitting from a wide double glazed window on the front aspect providing natural light. A double panel radiator sits beneath the window above the grey carpeted floor. There is ample floor area, with a double bed, large wardrobes and a drawer unit still leaving plenty of room. A central ceiling light completes the comfortable sleeping space.

#### Bedroom 3

**12'0" x 11'1" (3.67 x 3.38)**

Situated at the rear of the house, this carpeted double bedroom boasts a large double glazed window offering views across the Bay area, a stunning

vista to wake up to each day. There is ample space for a double bed, wardrobes, drawers and dressing table, so you can configure the room to fit your needs. A single panel radiator sits beneath the window with a central ceiling light completing the comfortable sleeping space.

#### Bedroom 4

**12'4" x 9'8" (3.77 x 2.96)**

A double bedroom at the front of the house featuring a double glazed window with a single panel radiator below. The well-proportioned room with a carpeted floor is currently utilised as an office room with two desk setups and freestanding wardrobes, but it would make an equally spacious bedroom if required.

#### Bedroom 5

**9'10" x 8'10" (3.00 x 2.71)**

A small double bedroom at the back of the house with a carpeted floor and space for a small double bed, freestanding storage units and a wall mounted TV. A large double glazed window on the rear aspect looks out across Morecambe and the bay area, with a single panel radiator below. Ideal for use as a spare bedroom, home office or hobby room.

#### Attic

A large boarded attic space with power and lighting provides additional storage to keep the home clear and clutter-free.

#### External

#### Rear Garden

A landscaped rear garden provides views across Morecambe Bay and split level seating areas to soak up the sun. Glass panelled railings add to the modern feel with a hot tub included in the sale of the property with the heater being repaired. A lower level artificial grass area provides space for children and pets, with a thick laurel bush border to the rear providing potential to extend the garden further. The addition of the large garden bar makes this a stunning, contemporary space for gathering friends and family.

#### Garden Bar & Workshop

**23'2" x 11'9" (7.08 x 3.60)**

Built in 2022, the garden bar features a bar top with seating area with an additional seating area including a log burner and a wall-mounted TV. Sliding doors allow the space to be opened up to the garden decking and BBQ area, perfect for summer entertaining, with a fairy light ceiling for when the sun goes down. Beside the bar a workshop featuring a workbench and power, a useful space for DIY and storage, with an outdoor WC beside.

#### Exterior

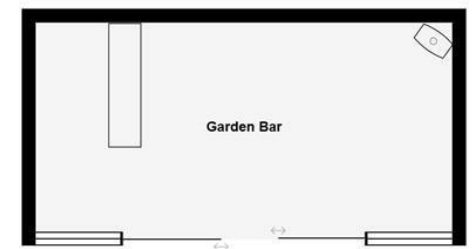
The front of the property boasts a five car driveway with an EV charging point, access to the garage and side access to the rear garden. A CCTV system surrounds the property for added peace of mind.

#### Additional Information

Freehold. Council Tax Band F. Offered with no onward chain.







| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92-100) <b>A</b>                           |         | 83       |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            | 69      |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |
| England & Wales                             |         |          |
| EU Directive 2002/91/EC                     |         |          |

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