





### Location

A well-proportioned modern family home at the end of a quiet street on the Heysham Mossgate development. You are surrounded by green spaces, perfect for those with children and pets, with coast and country a short journey away, brilliant for outdoor activities such as walking and cycling. Transport links to Heysham, Morecambe and Lancaster open up the plethora of shops, amenities and attractions nearby, with the M6 motorway easily accessible for travel further afield.

### Modern Living

The house has a contemporary feel throughout, with recent updates such as the new kitchen, orangery extension, updated bathrooms and carpets adding to the fresh feel of the home. Two reception rooms provide comfortable spaces to relax and entertain, open to the orangery at the rear of the house providing additional space for seating and dining. The stunning new kitchen features top of the range appliances and a sleek contemporary look, with a wide double glazed window looking into the rear garden. A dedicated utility room and downstairs WC provide useful additions for busy family life.

### Sleep Sound

With five bedrooms, one being located on the ground floor in the converted garage space, there is room for all your family members to have a space of their own. Perfect for multi-generational living, the downstairs bedroom could also be utilised as a home office, nursery or hobby room depending on your requirements. The main bedroom at the front of the house fits a superking bed with ample space surrounding it for bedside tables, drawers and display units. A dedicated en-suite shower room and over stair cupboard make this a luxurious sleeping space that can be configured to meet your needs. The front bedrooms boast views over to the fells of the Trough of Bowland, a nearby area of outstanding natural beauty providing a beautiful vista to wake up to each day. The top floor is serviced by the modern grey bathroom featuring a three piece suite and heated towel rail, with stylish grey laminate wood flooring and grey tiled walls, a great space to get ready each day.

### Outdoor Space

Externally the rear garden provides the perfect spot to soak up the sun, with a paved patio seating area directly behind the house and a raised low maintenance artificial lawn area to the rear, perfect for children and pets. As the garden backs onto the nearby green space, you are not overlooked by neighbours, providing a serene and private oasis to enjoy the warmer weather. The front of the house has a driveway that can fit up to three cars, with access to the garage space through an up and over door, currently used as a storage area.

This beautifully presented, contemporary home is move in ready and updated throughout so you can relax and unwind while you add your touch and create your stunning new home!

### Hall

**9'2" x 3'6" (2.81 x 1.09)**

A welcoming entrance hall with Karndean flooring connects the main living room to the downstairs WC, with the carpeted staircase straight ahead.

### Reception 1

**14'2" x 12'0" (4.34 x 3.66)**

A well-proportioned front reception room with Karndean flooring, double glazed window and double radiator. A wall-mounted TV with hidden wiring sits above the wooden mantle. A useful understair cupboard provides additional storage space to keep the clean modern feel.

### Reception 2

**8'7" x 8'4" (2.63 x 2.55)**

A second reception room, open to the kitchen and orangery with double doors to the front reception room. Karndean flooring ties it to the rest of the house with a double radiator and pendant ceiling light.

### Orangery

**11'11" x 7'11" (3.65 x 2.43)**

An orangery extension with a ceramic tiled floor with underfloor heating, tri-aspect double glazed windows and skylights in the vaulted ceiling. Featuring built in bench seating around the dining table and French doors out to the garden.

### Kitchen

**10'4" x 8'4" (3.16 x 2.56)**

A newly installed contemporary kitchen with a 5 ring Siemens induction hob, integrated Neff oven and washing machine and an inset sink and drainer. A double glazed window to the garden provides light, with the dark blue cabinetry, white tiled floor and quartz worktop giving a sleek modern feel.

### Utility

**9'4" x 5'3" (2.85 x 1.62)**

A utility room off the kitchen houses the fridge freezer, boiler with under-counter space for appliances with a quartz work surface above. An external UPVC door leads to the garden with a double glazed window on the side aspect.

### Bedroom 5

**11'7" x 8'0" (3.55 x 2.45)**

A double bedroom in the converted garage space, carpeted with a double glazed window on the side aspect and an internal fire door. A double panel radiator sits beside the entrance for additional warmth.

### First Floor

### Landing

**9'1" x 4'4" (2.77 x 1.33)**

A carpeted landing connects the bedrooms and bathroom, with attic access above.

### Bathroom

**5'11" x 5'6" (1.81 x 1.69)**

A modern family bathroom, with a bathtub with overhead shower, a low flush toilet and a sink unit with storage. Featuring spotlights and strip lighting to create a contemporary bathing space, with a laminate floor and a frosted double glazed window on the rear aspect.

### Bedroom 1

**12'9" x 12'0" (3.91 x 3.66)**

A large master bedroom with a carpeted floor and a double glazed window on the front aspect with views of the nearby nature reserve and the fells beyond. The dedicated ensuite features a shower, low flush toilet and pedestal sink.

### Bedroom 2

**10'3" x 9'1" (3.13 x 2.77)**

A spacious double bedroom with a carpeted floor and single panel radiator set below the double glazed window on the rear aspect.

### Bedroom 3

**8'11" x 8'9" (2.73 x 2.69)**

A double bedroom at the back of the house with a double glazed window providing light. There is space on the carpeted floor for a bed and storage units, with a single panel radiator providing warmth.

### Bedroom 4

**8'10" x 6'9" (2.70 x 2.06)**

A single bedroom at the front of the house, currently used as a dressing room, with a double glazed window, carpeted floor and single panel radiator.

### External

### Garage

The garage space is accessed from the driveway via an up and over door. Reduced in size, the space is currently used as a storage room but would also make a great home workshop area with sockets and lighting.

### Garden

A well-proportioned rear garden with a large paved patio area directly behind the house and a low maintenance, artificial grass lawn. Outside lighting, sockets and taps add to the convenience and allow you to design the garden to suit your needs.

### Exterior

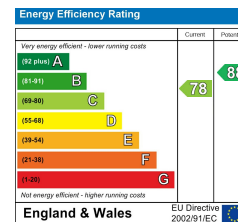
A large driveway provides off road parking for three vehicles in front of the property.

### Additional Information

Freehold. Council Tax Band D. Nest Central Heating System.







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