



49 Walker Grove, Heysham, Morecambe, LA3 2DE

Situated at the end of the desirable cul-de-sac of Walker Grove in Heysham, the property boasts a generous plot, providing ample outdoor space for relaxation and recreation.

Upon entering, you are welcomed by spacious living areas that serve as the heart of the home, including a large conservatory to the rear, perfect for both entertaining guests and enjoying quiet family evenings. The house features three comfortable bedrooms, each designed to provide a peaceful retreat, with the main bedroom boasting a dedicated ensuite bathroom.

The property is further enhanced by its integrated double garage, offering secure parking for your vehicles and additional storage space. With parking available for up to eight vehicles on the large driveway, this home is ideal for families or those who enjoy hosting gatherings.

Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.



Hallway

16'7" x 6'9" (5.08 x 2.06)

A large carpeted hallway with coving and a double radiator, greets you as you enter the home and connects the living and sleeping areas. There is ample floor area for storage and display units, with fitted shelving above.

Reception Room

20'5" x 15'8" (6.24 x 4.80)

A spacious reception room at the front of the house boasts a wooden framed double glazed window to the front, filling the space with natural light. A gas fireplace on a stone hearth forms the focal point of the room, with plenty of surrounding space for multiple sofas and storage solutions. French doors provide access to the rear conservatory, allowing the space to be opened up, ideal for gathering friends and family. Decorative coving and wall lights complete the large, comfortable living room.

Kitchen Diner

13'8" x 13'1" (4.17 x 4.00)

A well-proportioned kitchen diner sits at the rear of the house, with a glass paned door through to the rear conservatory. Appliances include an integrated fridge and freezer, a four ring gas hob, a sink and drainer plus undercounter space for a dishwasher, with all appliances up for negotiation. Wooden cabinetry sits above and below the worksurface, separated by a tiled backsplash, offering plenty of storage space. A double glazed window on the rear aspect provides light during the day, with two ceiling lights for use in the evening. A great sized room, which currently houses a dining table and display unit, so there's ample room to configure it to meet your needs.

Conservatory

22'11" x 6'6" (7.00 x 2.00)

A large conservatory spans the rear of the house, with access from the kitchen and main reception room. A single door provides access to the garden, with tri-aspect double glazed windows taking in the green views. A great space for relaxing or entertaining, with space upon the vinyl floor for seating and storage.

Bathroom

9'6" x 7'10" (2.90 x 2.39)

The main bathroom for the house features a corner jet bath, separate shower enclosure, low flush toilet, bidet and pedestal sink. A frosted wooden framed window provides natural light, with spotlights in the ceiling. Tiled to the ceiling, with a carpeted floor, a useful airing cupboard provides space for linen and toiletries.

Bedroom 1

11'4" x 11'1" (3.46 x 3.38)

The main bedroom for the house is a well-proportioned double bedroom, with space for a bed and plenty of storage in the form of built in wardrobes and dressing table. Carpeted, with a large double glazed window on the front aspect and a single panel radiator below, this spacious bedroom offers comfort and storage in abundance. An internal wooden door provides access to the dedicated ensuite.

Ensuite

9'2" x 6'5" (2.81 x 1.98)

A carpeted ensuite bathroom with tiled walls services the main bedroom and features a shower enclosure, low flush toilet and sink unit with storage below. A built in corner cupboard provides additional storage and a space to air linen with a single panel radiator below the open shelving. A fitting addition for the comfortable master bedroom suite.

Bedroom 2

11'4" x 10'11" (3.46 x 3.33)

A well-proportioned carpeted double bedroom at the back of the house with a large double glazed window on the rear aspect taking in views of the garden. Built in wardrobes fill one wall and offer plenty of storage space to keep the space clear and clutter-free. An attic hatch provides access to a large additional storage space.

Bedroom 3

15'3" x 8'2" (4.67 x 2.50)

A carpeted bedroom at the front of the property with a double glazed window on the front aspect that fills the space with light and a double panel radiator below. Currently used as a second reception room with a sofa, there is ample room for a bed beside the freestanding wardrobes so you can choose how to utilise this versatile room.

Storage Cupboard

5'2" x 1'6" (1.58 x 0.47)

A storage cupboard sits off the main hallway beside the external door. Housing the fuse box for the house, with a carpeted floor and shelving space ideal for outdoor clothing and household gadgets.

Garage

26'1" x 20'1" (7.97 x 6.13)

An expansive integrated double garage sits beneath the house, with an electric remote controlled up and over door from the large driveway. Great for both vehicle storage and as a home workshop area, with work surface and shelving, the garage houses the Worcester boiler that has been serviced and repaired in October 2023. A side door to the rear of the garage provides access to the garden.

Garden

A large wraparound garden takes up the large plot that the house sits upon. With a paved patio seating area, large lawn and bordered by established conifer trees and bushes, there is plenty of space to enjoy the warmer weather. A raised garden area features a pond, with a greenhouse and shed providing additional external storage space for garden machinery and supplies.

Exterior

The property boasts a large block paved driveway, with space for up to eight vehicles or larger vehicles such as campervans and caravans, with two secure gates from the street at the front. With planting bed borders, and access to the fuse boxes by the garage, the property boasts excellent kerb appeal and a safe space for off-road parking.

Additional Information

Freehold. Council Tax Band E.







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

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