





Situated on the highly desirable Heysham Mossgate development this three bedroom detached house boasts a convenient location close to local schools, shops and amenities, with excellent transport links, making it the ideal hub for busy family life.

With a well-proportioned living room and open plan kitchen, serviced by the utility room and downstairs WC, it's great for busy families and those who like to entertain. Upstairs three comfortable bedrooms are serviced by the modern family bathroom, with the main bedroom boasting a dedicated ensuite. Loft space, built in cupboards and wardrobes provide plenty of storage space to keep the home tidy and clutter-free. A good sized lawned rear garden offers the perfect space to sit back and enjoy the sunshine, with fencing on all sides making it a safe and secure space for children and pets. A detached garage and driveway is accessible through a rear gate from the garden, with plenty of space for vehicles and storage, plus potential for conversion if required.

This beautifully presented detached family home is move in ready and offered with no onward chain, so it's just waiting for you to add your mark and settle into your exciting new home!

Ground Floor

Hall

5'6" x 5'4" (1.69 x 1.63)

A central entrance hall greets you as you enter the house, with flooring that flows through into the kitchen diner to the rear giving a sense of cohesion. A double panel radiator sits against the wall by the entrance, with an internal door beside leading to the WC.

Living Room

12'11" x 10'8" (3.96 x 3.27)

A well-proportioned carpeted living room at the front of the property features a double glazed bay window that fills the room with daylight. The perfect space for entertaining and relaxing, there is ample room on the carpeted floor for two sofas and entertainment units, so you can tailor the room to fit your needs. With an internal door to the hallway, the room can be shut off from the rest of the house, great for busy families. A double panel radiator sits below the window, with a central pendant light completing the welcoming reception room.

Kitchen / Diner

18'9" x 10'9" (5.74 x 3.28)

A large kitchen diner spans the rear of the property, with warm wood laminate flooring giving a sense of cohesion to the downstairs spaces. The modern fitted kitchen features an integrated four ring Electrolux gas hob with integrated oven below, a 1.5 sink and drainer, under counter space for a dishwasher with a freestanding fridge freezer beside the archway to the utility room. A large double glazed window on the rear aspect takes in views of the lawned garden, with large glass sliding doors by the dining space allowing the room to be opened up during the warmer months. A breakfast bar with seating is housed at the end of the countertop, perfect for busy mornings. The dining area has ample room for a family dining table or a sofa depending on your needs, with two double radiators making it a warm and welcoming hub of the home. An understair cupboard is accessed by an internal door and offers room for household gadgets and bulkier items to help keep the sleek, minimal feel of the house.

Utility Room

5'6" x 5'4" (1.70 x 1.65)

The practical and well-presented utility room sits off the kitchen through an open archway. With a black laminate counter top with a sink, warm wood cabinetry below and space for a washer dryer, it's the perfect addition for busy households, keeping noise and clutter out of the main living spaces. The Glow worm boiler for the house is mounted above the countertop, with a double panel radiator beside the external side door to the garden.

WC

5'0" x 3'2" (1.53 x 0.97)

A valuable downstairs WC sits off the entrance hall at the front of the house, with a frosted double glazed window on the side aspect and central ceiling light above making it a bright practical room, ideal for guests and small children. Featuring a white low flush toilet and white pedestal sink, with a neutral tiled backsplash and warm wood laminate flooring tying it to the hall and kitchen. A small double panel radiator sits against the wall, perfect for drying hand towels and providing warmth to the room.

First Floor

Landing

11'11" x 6'0" (3.65 x 1.84)

A carpeted landing connects the upstairs bedrooms with the main bathroom. A double glazed window on the side aspect and central ceiling light make the space feel bright and airy, with fresh white painted walls adding to the sense of space. A useful over stair cupboard houses the hot water tank for the house, with space for storing towels, linen and cleaning supplies on the carpeted shelf beside. A drop down hatch in the ceiling provides access to the loft space above.

Bathroom

7'2" x 6'4" (2.20 x 1.94)

A modern bathroom suite services the upstairs with a bathtub with shower attachment, low flush toilet and white pedestal sink. A warm neutral tiled backsplash around the appliances complements the neutral cream carpeted floor to give a warm yet modern feel. A frosted double glazed window on the side aspect provides natural light, with a central ceiling light for evenings and a double panel radiator by the entrance providing warmth.

Bedroom 1

11'3" x 10'11" (3.43 x 3.34)

A large double bedroom forms the master suite of the house, with space for a double bed, bedside tables and dresser, and plenty of room left over affording you flexibility in its configuration. Large fitted wardrobes sit in the alcove beside the en-suite, with mirrored sliding doors and plenty of space for clothes and accessories, keeping the clean, modern feel of the home. On the front aspect a large double glazed window takes in views of the green space outside, with no nearby neighbours giving you a sense of space and privacy. A double panel radiator sits beneath the window, with a central ceiling light completing the spacious and comfortable main bedroom.

Ensuite

6'7" x 4'9" (2.02 x 1.45)

A bright, well-presented ensuite sits off the main bedroom, with a frosted double glazed window that provides plenty of natural light. The suite includes a single shower enclosure, low flush toilet and a pedestal sink, all

set atop the cream carpeted floor. A double panel radiator sits against the wall by the entrance for additional warmth and comfort.

Bedroom 2

10'7" x 8'0" (3.24 x 2.44)

A carpeted double bedroom at the back of the house boasts a large double glazed window overlooking the garden and offering plenty of daylight. There is ample room for a double bed, freestanding wardrobes and a dressing table, so you can configure the room to meet your needs. A double panel radiator sits beneath the window with a central ceiling light completing the inviting second bedroom.

Bedroom 3

8'0" x 7'10" (2.44 x 2.41)

A versatile single bedroom at the rear of the property is currently used as a spare bedroom and office room, and would make an equally good nursery or hobby room. With a matching carpeted floor to the rest of the upstairs, bright painted walls and a double glazed window on the rear aspect it is a light and useable room, however you decide to utilise the space.

Loft Space

A hatch above the landing provides access to the loft space.

External

Rear Garden

The well-proportioned rear garden features a large lawned area with fencing and walls on all sides making it a great, safe and secure space for children and pets to play. A paved patio directly out of the sliding doors from the dining area offers space to sit and soak up the sun, perfect for gatherings with friends and family. The detached driveway and garage sit to the rear of the garden, with a secure access gate adding a convenient route for shopping and supplies to come into the house. There is potential to add a side access door to the garage should you wish to convert it into a detached garden room or office space depending on your needs.

Garage

A detached single garage sits to the rear of the property directly behind the rear garden. With a driveway to the front leading to the up and over door, it is the perfect place to store vehicles or to build a home workshop, with electric sockets and storage space in the rafters above. The garage boasts conversion potential, whether as a home office, gym or hobby space, by adding a side entrance through the wall shared with the back garden.

Exterior

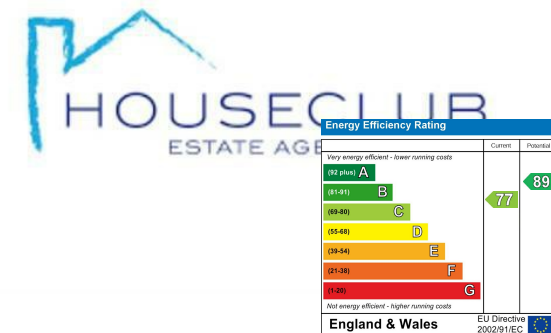
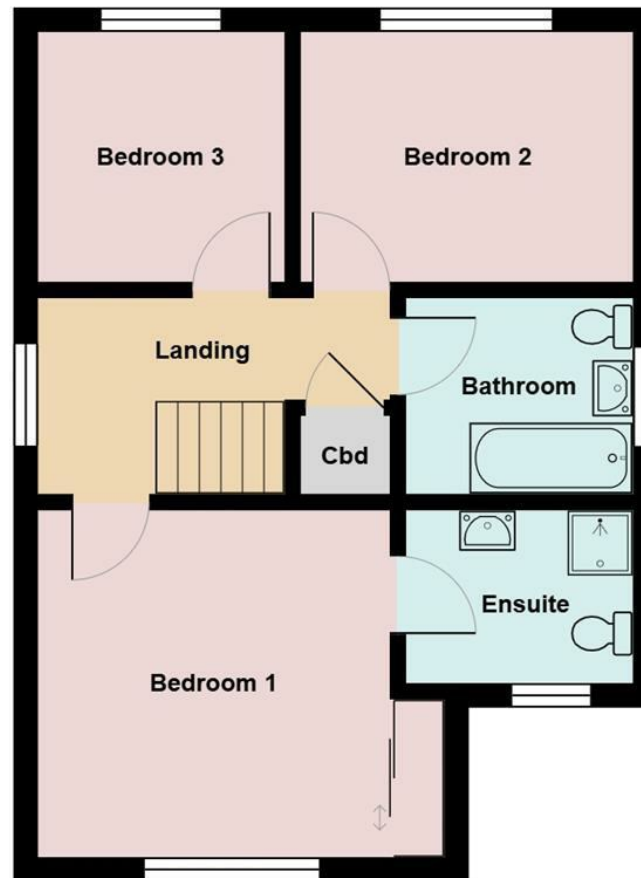
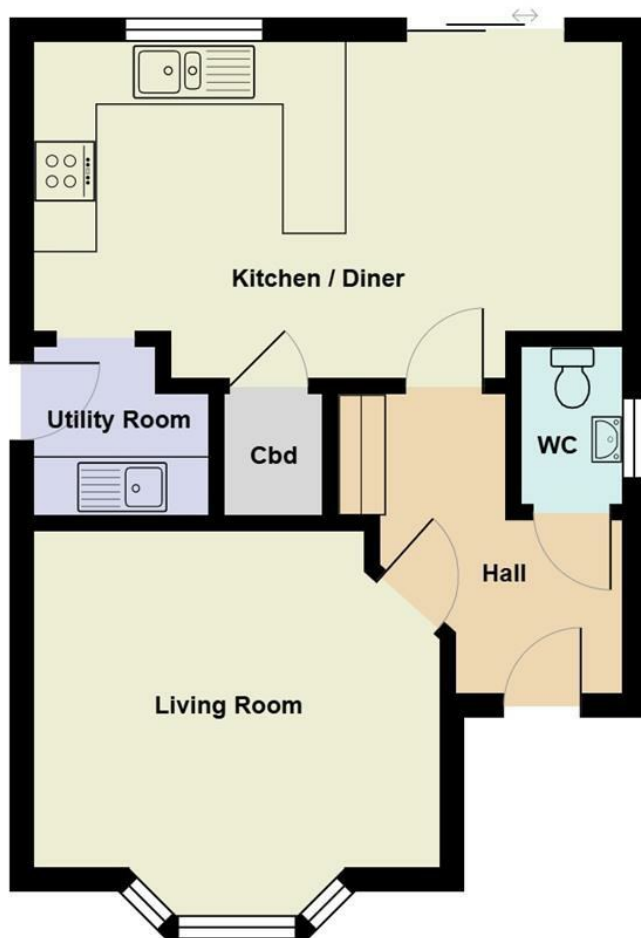
The property boasts excellent kerb appeal, sitting on the corner of the block paved road with a wraparound lawn and established planting encompassing the home. A block paved driveway leads to the sage green front door making a beautiful entrance to the home. Opposite, a large open green space provides brilliant views on the front aspect and adds to the feeling of privacy, with no neighbours living opposite.

Additional Information

Freehold. Council Tax Band C. Built in 2009. Service charge of £166.51 paid in full for 2025.







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