



17 Nicholson Crescent, Morecambe

Morecambe

£300,000





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Elegant 4-bed semi-detached with home office and charming features. Open-plan layout flooded with light. French doors to south-facing garden. Country-style kitchen and utility. Driveway and garage in sought-after cul de sac.

Council Tax band: D

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms & Home Office/ 4th
- Generous Corner Position
- Elegant & Open Plan
- French Doors to Garden
- Private, Mature, South Facing Garden
- Original Features & Character
- Driveway Parking & Detached Garage
- Country Style Kitchen & Utility
- Sought After Cul de Sac





Welcome Home

Throw open the door to a beautifully presented, large and elegant home with a private, south facing garden and French Doors. The sky blue front door opens to a generous hallway with modern décor, wood effect vinyl flooring and natural light front the landing above. The panelled door straight ahead opens to elegant, light, open plan living where French Doors open to the private and mature, south facing garden. To your right a characterful, country style kitchen has sage cabinets, space for a ranger cooker and space for a large central kitchen table. It has the feel of the heart of the home. Slate effect floor tiling is complemented by white subway style splash back tiling and to the side a small but perfectly functional utility is tucked to the side of the back door.

Elegant Living

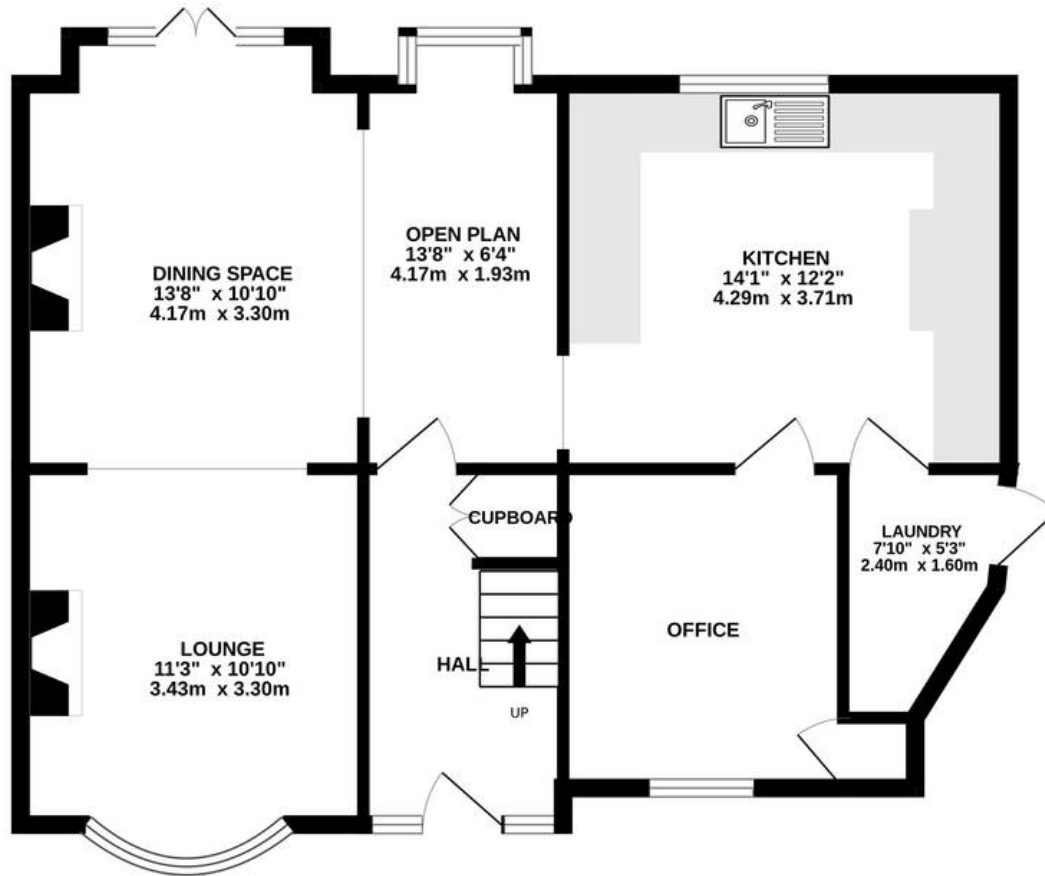
The open plan living incorporates a bow fronted lounge which is open with the rear dining space and extended living. There is a focal fire with stone fronted fireplace and chimney breast. The French Doors open to the garden and there is wood flooring to the rear rooms. The living space includes a bay window over looking the garden which makes the perfect nook for a quiet coffee or to work although the house also offers a dedicated, ground floor home office which looks out over the front driveway. This room could also function as a ground floor bedroom if wished.



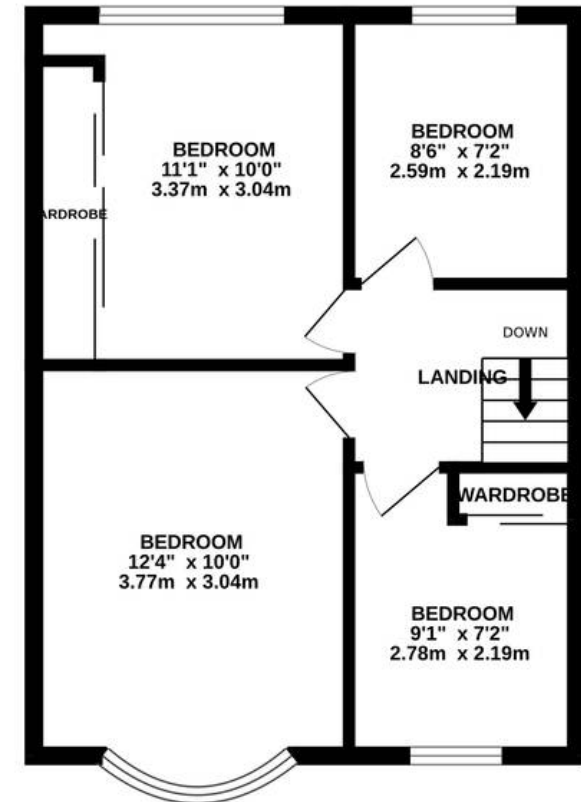
Bedrooms & Bathroom

On the first floor there is a light, bright landing with window to the side. The wood effect flooring continues on the landing and white painted doors open to the first floor rooms. There are three bedrooms, on the first floor, and a large, stylish bathroom which has dual aspect feature stained glass windows. Spotlights to the ceiling create feature lighting. Glazed, duck egg blue, wall tiling in a herringbone style create an elegant finish. There is an over bath, rain maker shower, light walnut effect cabinetry and gold themed highlights including towel rail. Modern wood effect flooring completes the stylish look.

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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