



Town Hall Cottage, Marine Road
East, Morecambe, LA4 5AG

Town Hall Cottage, Marine Road East, Morecambe

The property at a glance **3** **2** **3**

- Stunning, Three Double Bedroom Detached Family Home
- Impressive Lounge, Sitting Room/Home Office & Stylish Open Plan Kitchen Dining Room
- Delightful Conservatory & Useful Utility/Ground Floor WC
- Sauna, Ground Floor Bathroom & First Floor Shower Room
- Fantastic Sea Views from Front Elevation
- 'SmartLife' Wifi Controlled Water, Heating & Security System
- Double Glazing & Devola Electric Heating Panels
- Heat Recovery Ventilation System & Underfloor Heating to Ground Floor
- Freehold, Council Tax band C, EPC rating E
- Potential for Self Contained Accommodation (Subject to Relevant Permissions)

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Asking Price
£425,000

Get to know the property



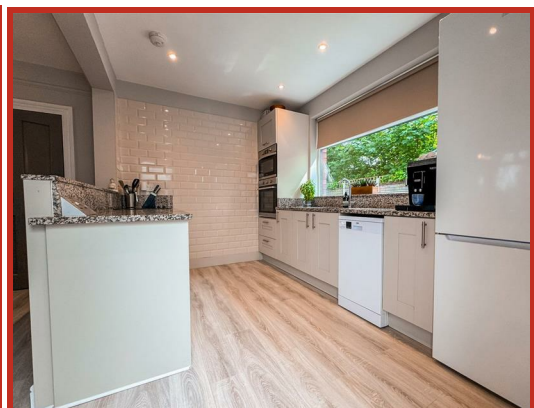
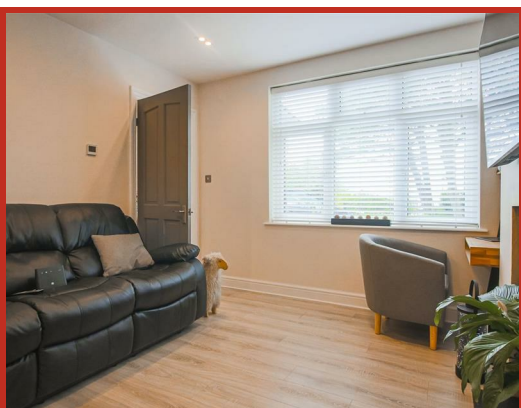
An exquisite, detached family home tucked back in a quiet and leafy location, with sea views from the front elevation and only a minute's walk to the sea front. Offering beautifully modernised accommodation with three double bedrooms, two/three reception rooms and more uniquely; a sauna!

The block paved driveway curves up to the front of the property through double gates, providing ample off road parking space. A warm welcome awaits as you step through the entrance porch and into the hallway which intertwines traditional picture rails and classic spindled staircase with neutral toned, modern décor.

From the hallway there is access to a utility/ground floor WC, the home office/sitting room and the open plan kitchen dining room. The superb open plan kitchen dining room is a stylish room with bay window to the front elevation and an alcove into chimney breast - currently used for a wine rack. The sleek fitted kitchen offers a range of wall and base units in dove grey with granite worktops, integrated double oven, hob, space for full height fridge freezer and plumbing for dishwasher.

Positioned just off the kitchen is a generous conservatory which benefits from underfloor heating and is a great additional reception space with door leading out to the side lawn.

On the opposite side of the hall to the dining room, is a good size sitting room/home office which in turn opens to an internal hallway space with access to the sauna and the main lounge. The main lounge is a stunning reception space with a high, pitched ceiling with feature beam and a contemporary log burner. From the lounge there is access to a ground floor bathroom suite and a boot room/rear porch with access out to the rear garden. The sleek bathroom suite offers a four piece suite with panelled bath, separate shower with rainfall showerhead, dual flush WC and vanity wash hand basin.





Rooms to the first floor include three good size double bedrooms and a modern three piece shower room comprising corner shower cubicle, low flush WC and wash hand basin. The bright and spacious master bedroom benefits from mirror fronted, sliding wardrobes fitted the full width of the room,.

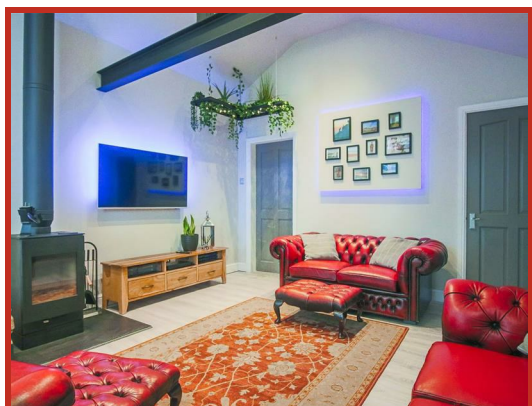
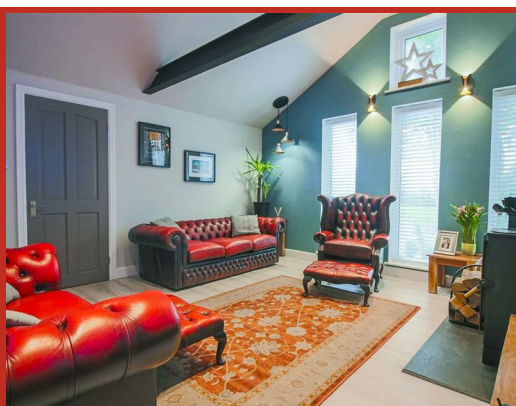
Further benefits to the property include a full security alarm system, heat recovery ventilation system, underfloor heating to the ground floor, Devola glass panel electric heaters and double glazing throughout. The water, heating and security system are all WiFi controlled via the 'SmartLife' app, making this a 'Smart' home! There is also the potential to create a self contained portion of the property (subject to the relevant permissions) - which would be ideal for a dependent relative or an independent teenager!

Externally, the property boasts its own beautiful & private grounds; a generous plot with delightful surrounding gardens, largely laid to lawn and privately enclosed with fenced perimeters and mature hedging - a peaceful outdoor haven to sit out and enjoy during the warmer months.

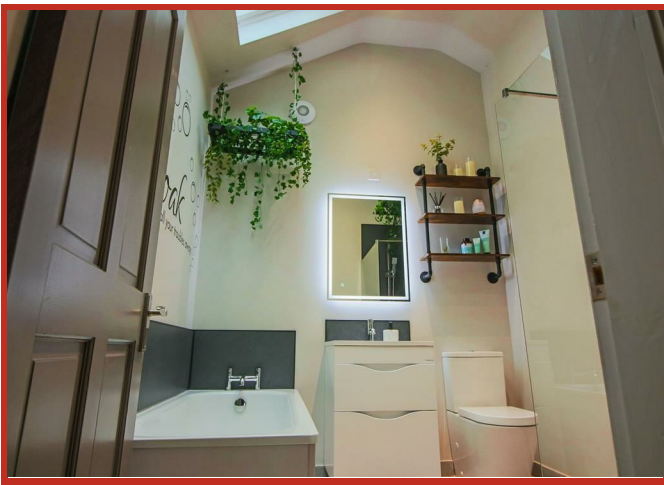
Situated just off the sea front, the property is in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area also benefits from the 'The Bay Gateway', which links the Morecambe and Heysham areas to the M6 motorway, meaning there is swift access to areas further afield including Preston and the Lake District - making this an ideal base for leisure and work reasons.

Disclaimer

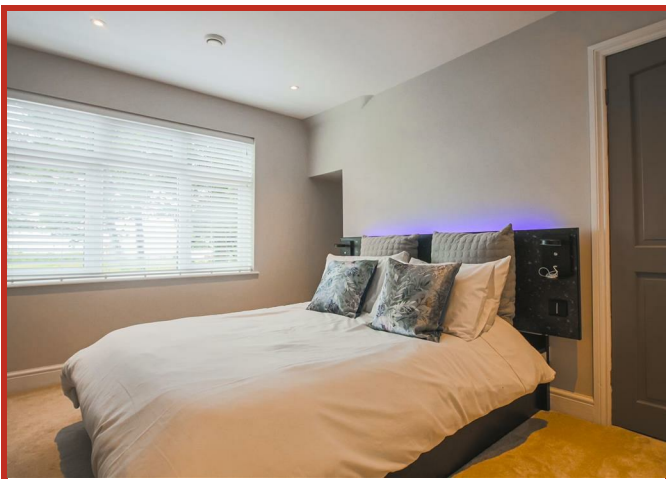
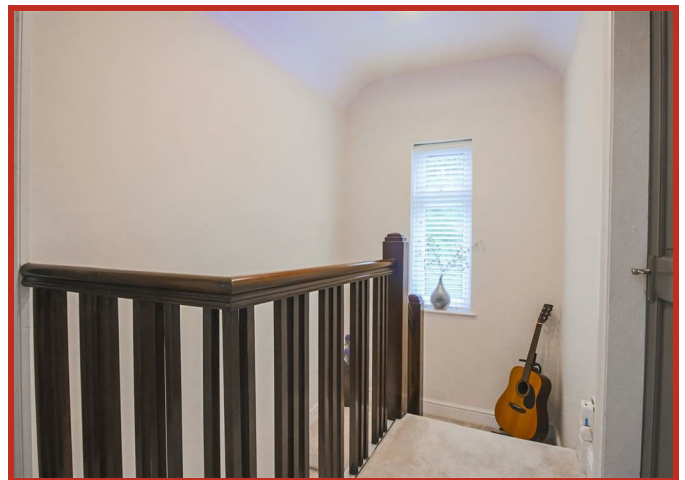
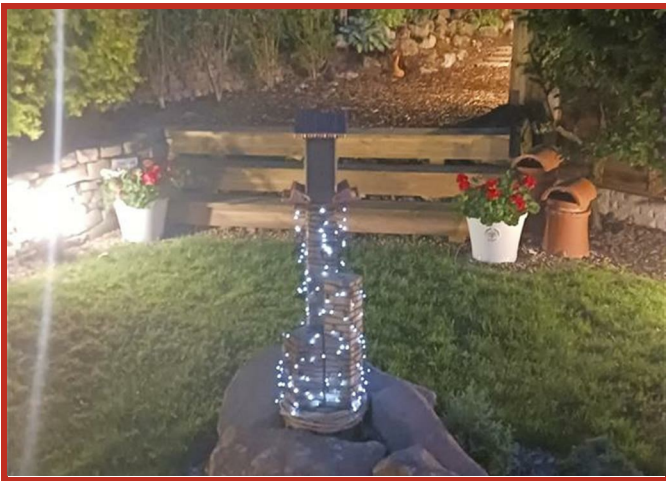
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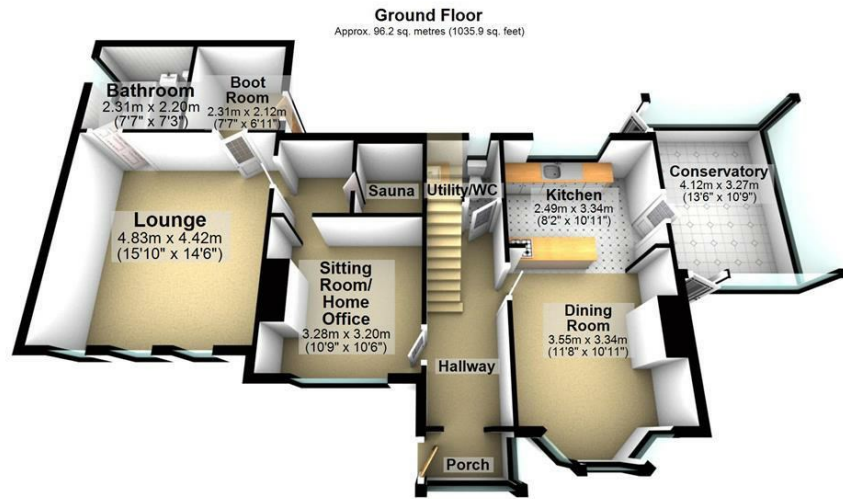
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Take a nosey round



Total area: approx. 134.7 sq. metres (1449.6 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available. Plan produced using PlanUp.



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