



**R&B**  
ESTATE AGENTS

5 Foss Court, Morecambe, LA3  
3BQ

5, Foss Court, Morecambe

## The property at a glance 4 2 2

- Modern Detached Property
- Four Bedrooms
- Two Bathrooms
- Spacious Fitted Kitchen/Dining Room
- Two Reception Rooms
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: D
- EPC Rating: C

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**£295,000**



# Get to know the property



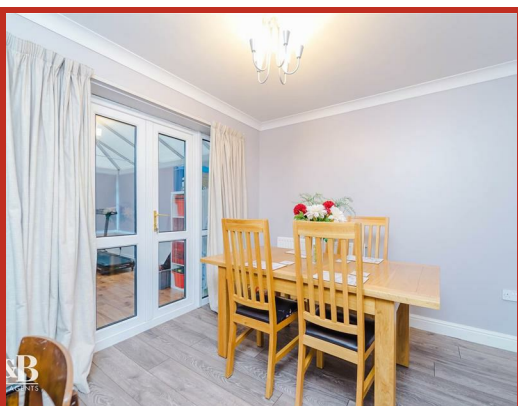
Nestled in the charming area of Fairfield Park, Morecambe, this delightful detached home offers a stylish interior, woodland views, two bathrooms and added conservatory. This property has everything needed for any growing family or those looking to step up on the property ladder.

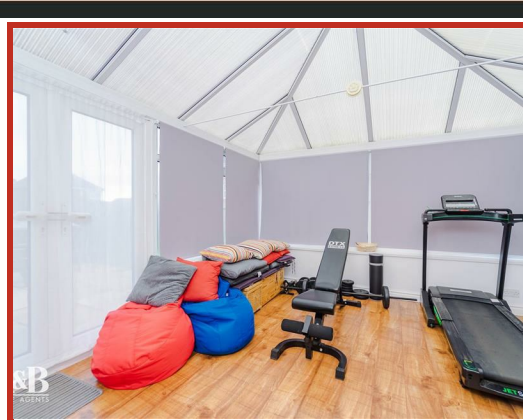
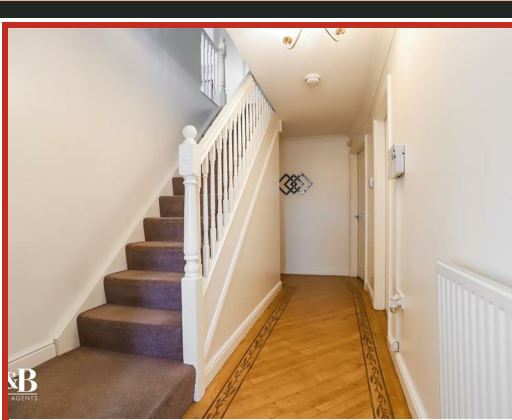
With four double bedrooms, three living areas and a contemporary fitted open plan kitchen diner, this property is the perfect family home ready to move straight into! Having been presented and updated to the highest standard throughout, this property is truly not to be missed. The property also includes a lovely conservatory, perfect for relaxing with a book or entertaining guests. Additionally, the patio area offers an excellent outdoor space for al fresco dining or simply enjoying the fresh air.

The large driveway provides ample parking space, allowing for convenience and ease of access. Situated conveniently close to bus routes, local schools and amenities, as well as a railway network and M6 motorway links via the A683

With its prime location and thoughtful design, this detached house is a wonderful opportunity for those seeking a new home in the Lancaster & Morecambe area. Don't miss the chance to make this beautiful property your own.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The dining room leads on to a conservatory. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads on to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room.





## Ground Floor

### Hall

5.61m x 2.06m (18'5 x 6'9)

Composite double glazed obscure glass entrance door, central heating radiator, coving, smoke alarm, under stairs storage, Amtico flooring, stairs to first floor and doors to two reception rooms, kitchen/dining room, understairs cupboard and WC.

### WC

2.06m x 0.81m (6'9 x 2'8)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap and Amtico flooring.

### Reception Room One

5.05m x 3.25m (16'7 x 10'8)

UPVC double glazed box bay window, central heating radiator, coving, gas fire with granite effect hearth and surround, limestone mantle, TV point and hardwood single glazed double doors to reception room two.

### Reception Room Two

3.45m x 2.82m (11'4 x 9'3)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

### Conservatory

4.24m x 3.33m (13'11 x 10'11)

UPVC double glazed windows, central heating radiator, polycarbonate roof, wood effect laminate flooring and UPVC double glazed french doors to rear.

### Kitchen/Dining Room

8.46m x 2.62m (27'9 x 8'7)

Two UPVC double glazed window, upright central heating radiator, spotlights, range of glass wall and base units, Quartz worktops, inset stainless steel sink with draining board and high spout mixer tap, integrated Neff electric oven and combination microwave, four ring induction hob, extractor hood, space for American fridge freezer, integrated dishwasher, under unit lighting, wood effect laminate flooring, door to utility room and UPVC double glazed French doors to rear garden.

### Utility Room

1.85m x 1.65m (6'1 x 5'5)

Central heating radiator, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, integrated shelving, tiled floor and UPVC double glazed door to rear.

## First Floor

### Landing

2.90m x 1.70m (9'6 x 5'7)

Central heating radiator, loft access, smoke alarm, Boiler storage cupboard and doors to four bedrooms and bathroom.

### Bedroom One

4.47m x 3.00m (14'8 x 9'10)

UPVC double glazed window, central heating radiator, TV point, fitted wardrobes and door to en suite.

### En Suite

2.06m x 1.98m (6'9 x 6'6)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall steam shower with rinse head, extractor fan, part tiled elevation, part granite elevation and wood effect laminate flooring.

### Bedroom Two

3.45m x 3.00m (11'4 x 9'10)

UPVC double glazed window and central heating radiator.

### Bedroom Three

3.89m x 2.72m (12'9 x 8'11)

UPVC double glazed window and central heating radiator.

### Bedroom Four

2.82m x 2.54m (9'3 x 8'4)

UPVC double glazed window and central heating radiator.

### Bathroom

2.11m x 1.88m (6'11 x 6'2)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, tiled elevation and tiled floor.

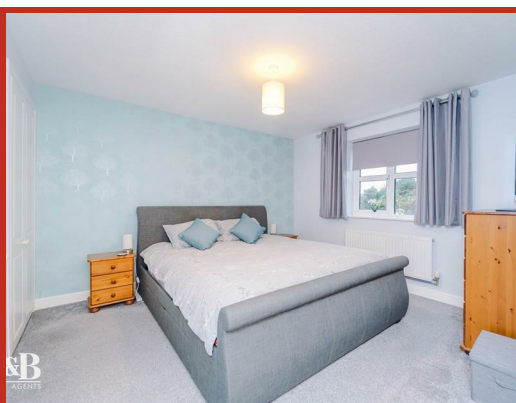
## External

### Front

Laid to lawn and block paved drive

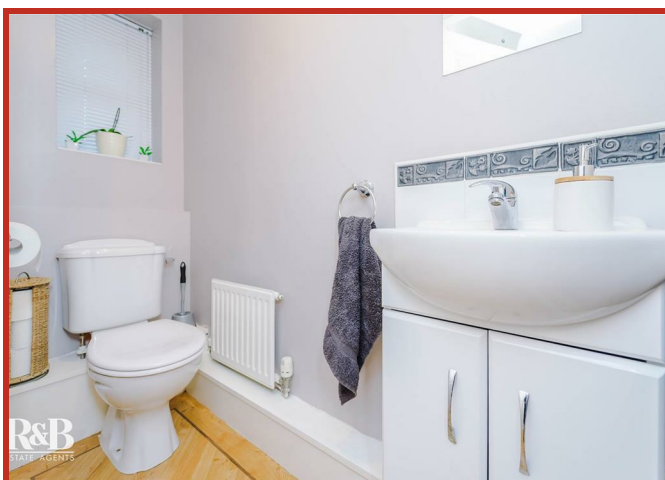
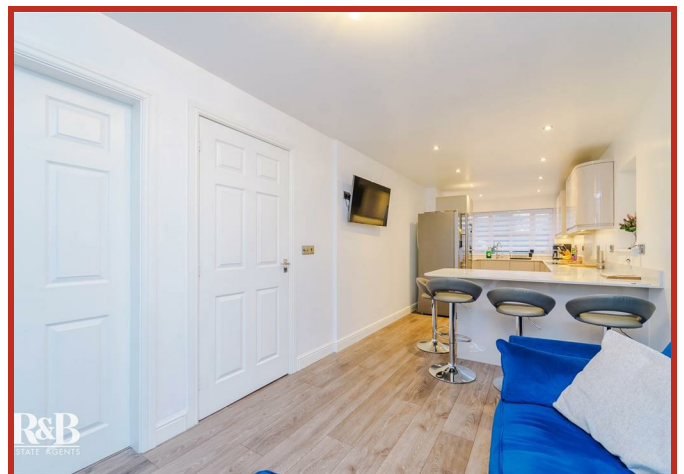
### Rear

Laid to lawn garden, Indian stone paving, decking and timber shed.



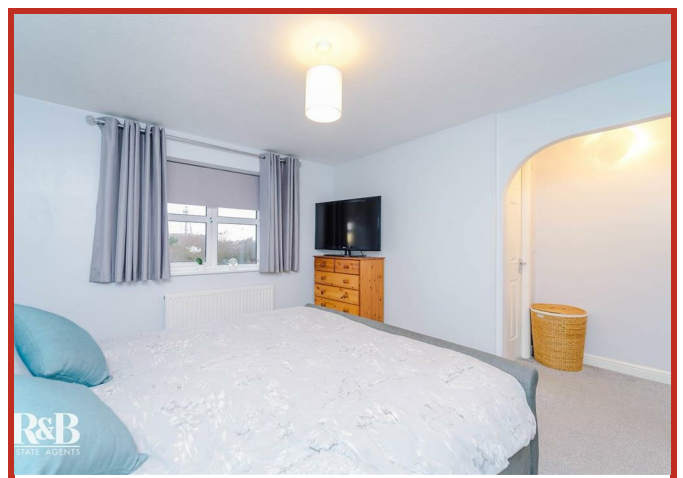


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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			84
(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		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	