



3 Sunnyfield Avenue, Bare,  
Morecambe, LA4 6EU

3, Sunnyfield Avenue, Bare, Morecambe

## The property at a glance **2** **1** **2**

- Available Now
- Beautiful Detached Bungalow Located in Idyllic Area of Bare
- Close to local transport, Bare Station and Local shops
- Lovely Garden to the rear
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Two Bedrooms
- Tenure: Freehold
- CTB: D
- EPC: D

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**£299,950**



# Get to know the property



Nestled in the sought-after area of Sunnyfield Avenue, Morecambe, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,044 square feet, the property features two spacious double bedrooms, making it an ideal home for couples or small families.

Upon entering, you are welcomed by a bright and airy living room that provides a perfect space for relaxation and entertaining. Adjacent to this, the sunroom invites an abundance of natural light, creating a warm and inviting atmosphere. The well-appointed kitchen diner is designed for both functionality and social gatherings, ensuring that meal times are a pleasure.

The generous garden is a standout feature of this property, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the driveway provides convenient parking for one vehicle, enhancing the practicality of this lovely home.

This bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy the tranquil lifestyle that Bare has to offer. With its desirable location and thoughtful layout, this property is sure to appeal to those seeking a peaceful retreat with easy access to local amenities. Don't miss the chance to make this delightful bungalow your new home.





### Entrance Hall

Door into entrance hall, doors to inner hall and living room.

### Inner Hall

Radiator, doors to kitchen/diner, bedroom one, two and shower room.

### Kitchen/Diner

Two UPVC windows, radiator, mix of high gloss wall and base units with laminate worktops, freestanding oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, space for washing machine, dishwasher, spotlights, pendent lighting, picture rail, TV point, laminate flooring, doors to inner hallway and sunroom.

### Living Room

UPVC bay window, radiator, coving, picture rail, living flame fireplace with wooden mantel, marble surround and hearth, double doors to kitchen/dining room.

### Sunroom

UPVC window, Velux window, radiator, smoke alarm, two wall lights, TV point, storage cupboard, double doors to bedroom two and UPVC door to rear.

### Bedroom One

UPVC bay window, radiator and built in wardrobes with sliding doors.

### Bedroom Two

UPVC window, radiator, coving and double doors to sunroom.

### Shower Room

Wall mounted dual flush WC, wall mounted wash basin with mixer tap, walk in shower with direct feed rain shower and rinse head attachment, recessed shelving, extractor fan, heated towel rail, fully tiled surround and tiled flooring.

### External

#### Front

Pebbled area, mature shrubs, off road parking for 2 cars, access to rear and garage.

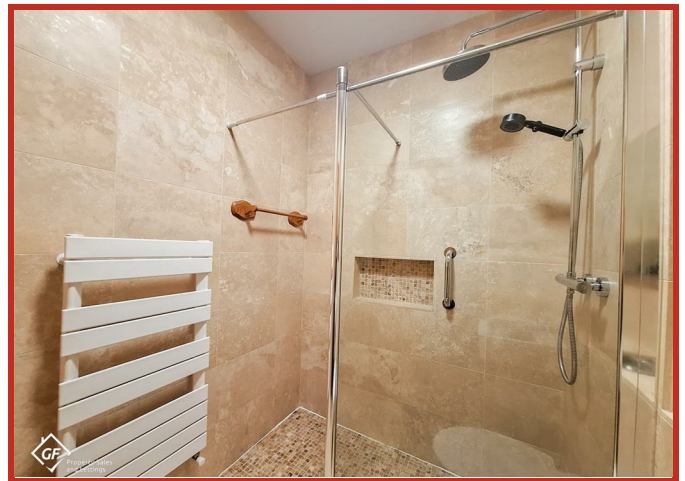
#### Rear

Patio area, steps to lower garden, mature shrubs, bedded area and laid to lawn.





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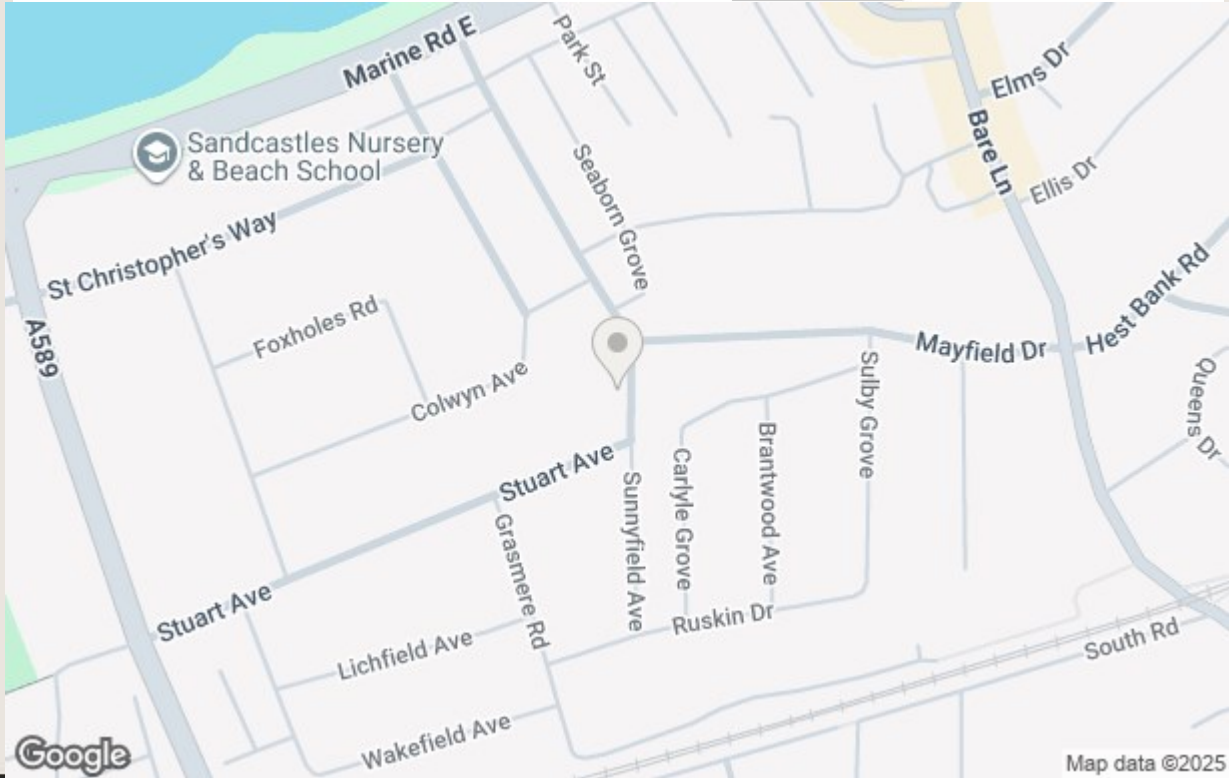
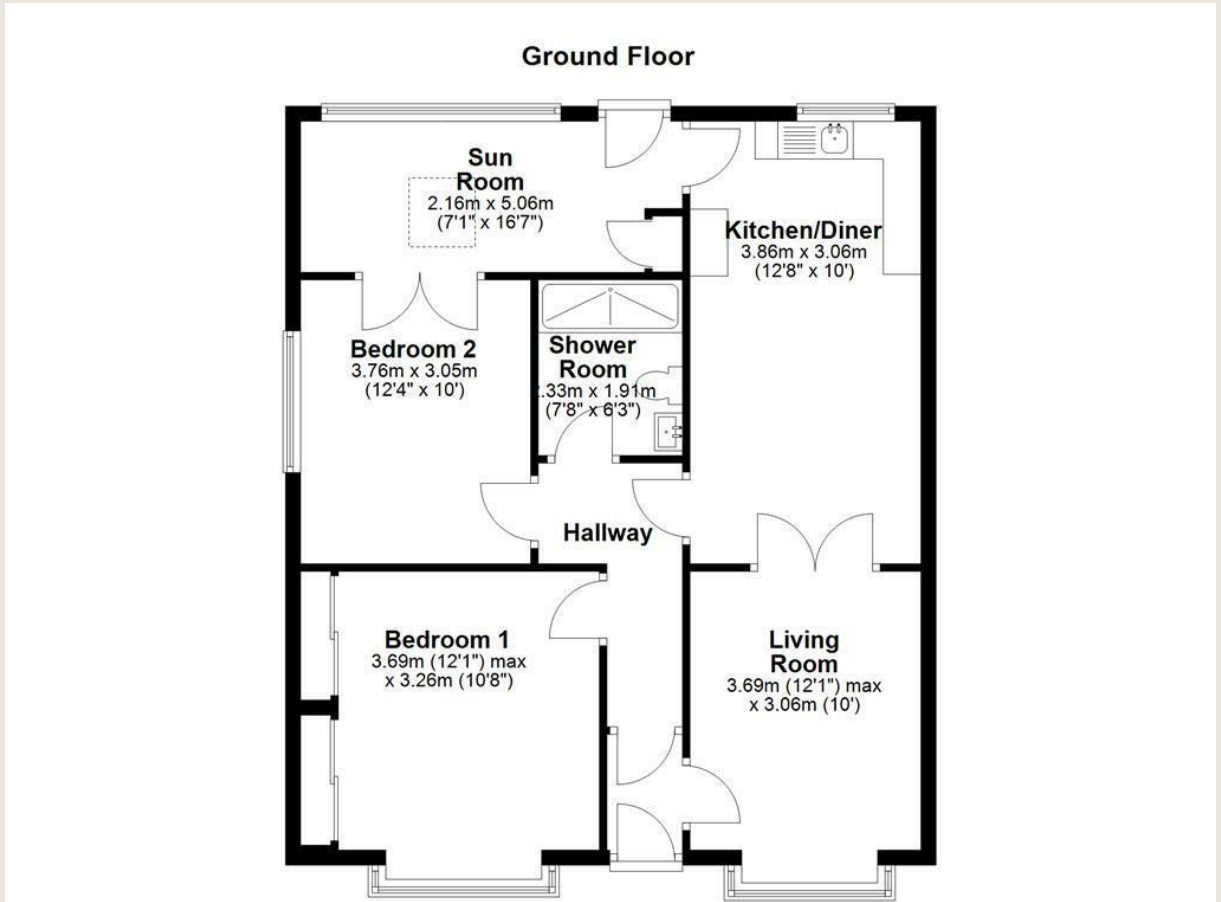
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2009/51/EC	