



6 Calder Way,
Morecambe, LA3 3RX

6, Calder Way, Morecambe

The property at a glance

5  3  2 

- Beautifully Presented Five Bedroom Detached House
- Two Spacious Reception Rooms
- Four Bathrooms
- Modern Fixtures and Fittings Throughout
- Open Plan Dining Kitchen
- Large Conservatory
- Off Road Parking And Garage
- Tenure Freehold
- Council Tax Band: F
- EPC Rating: D



Get in touch today

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£495,000

Get to know the property



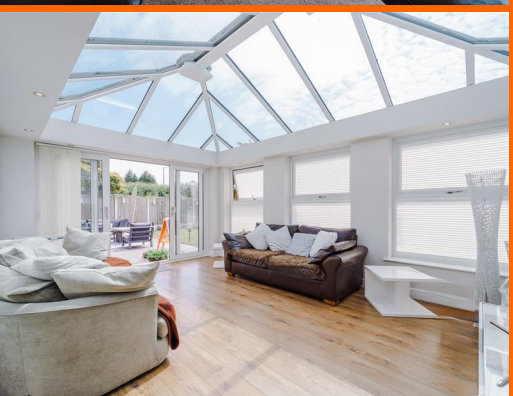
A BEAUTIFUL AND MODERN FIVE BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Welcome to Calder Way, Morecambe - a stunning five-bedroom detached family home located in a sought-after and quiet area. This property boasts two reception rooms, four bathrooms, and modern fixtures and fittings throughout.

As you step inside, you'll be greeted by an open plan kitchen diner with state of the art appliances, that leads through to a large conservatory that backs on to the garden and a utility room. The kitchen diner and ample living space as well as enviable garden are perfect for relaxing or entertaining guests. The off-road parking adds convenience to your lifestyle, ensuring you never have to worry about finding a parking spot.

The spacious layout and generously sized bedrooms provide ample room for everyone to move around comfortably, as well as the stunning bathroom, added shower room and en suite. You will never be short of space!

Whether you're looking for a peaceful retreat or a place to create lasting memories with your family, this five-bedroom home offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your dream home in Morecambe.



Ground Floor

Entrance

Composite front door to hallway.

Hallway

2.41m x 0.99m (7'11 x 3'3)

Central heated radiator, wood effect flooring, coving, door to WC and door to the dining room.

WC

2.26m x 1.07m (7'5 x 3'6)

UPVC double glazed frosted window, central heated towel rail, panel flush WC, vanity top wash basin with mixer taps, spotlights, part tiled elevations and tiled flooring.

Dining Room

5.72m x 3.71m (18'9 x 12'2)

UPVC double glazed windows, central heated radiator, spotlights, coving, wood effect flooring, open access to the kitchen, stairs to first floor, door to reception room and study.

Kitchen

3.63m x 3.43m (11'11 x 11'3)

UPVC double glazed window, wood panel wall and base units with quartz worktops, integrated high rise Neff oven, four ring induction hob, microwave, warming drawer and extractor fan, inset stainless steel sink with high spout spring mixer tap and draining ridges, integrated dishwasher and space for fridge freezer, larder units, pan drawers, spotlights, wood effect laminate flooring and door to utility.

Utility Room

2.16m x 1.75m (7'1 x 5'9)

Wood panel wall and base units with laminate worktops, stainless steel sink with mixer taps and draining board, plumbing for washing machine and wood effect laminate flooring.

Conservatory

4.90m x 3.66m (16'1 x 12)

UPVC double glazed windows, UPVC sliding doors to the rear, vertical central heated radiator, spotlights, television point and wood effect flooring.

Reception Room

4.60m x 4.27m (15'1 x 14)

UPVC double glazed french doors to the rear, vertical central heated radiator, gas fire with decorative surround, television point, coving and two feature wall lights.

Study

3.38m x 2.46m (11'1 x 8'1)

Central heated radiator and door to the garage.

Garage

5.44m x 2.72m (17'10 x 8'11)

UPVC double glazed frosted window, composite door to rear, roller shutter garage door, spotlights, coving, central heated radiator and open access to the storage room.

Storage

Roller shutter door.

First Floor

Landing

Coving, loft access, doors to five bedrooms, shower room and airing cupboard.

Bedroom One

4.29m x 3.63m (14'1 x 11'11)

UPVC double glazed window, central heated radiator, spotlights, coving, door to en suite and fitted wardrobes.

En-Suite

1.93m x 1.65m (6'4 x 5'5)

UPVC double glazed frosted windows, central heated towel rail, panel flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower enclosed and tiled flooring.

Bedroom Two

3.68m x 3.58m (12'1 x 11'9)

UPVC double glazed window, central heated radiator and coving.

Bedroom Three

4.04m x 3.48m (13'3 x 11'5)

UPVC double glazed window, central heated radiator, coving and fitted wardrobes.

Bedroom Four

3.20m x 3.15m (10'6 x 10'4)

UPVC double glazed window, central heated radiator and coving.

Bedroom Five

3.53m x 2.77m (11'7 x 9'1)

UPVC double glazed window and central heated radiator.

Bathroom

3.00m x 1.88m (9'10 x 6'2)

UPVC double glazed frosted window, central heated towel rail, panel flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, spotlights and tiled wood effect flooring.

Shower Room

1.75m x 1.47m (5'9 x 4'10)

Central heated towel rail, pedestal wash basin with traditional taps, direct feed rainfall shower with rinse head part tiled elevations and tiled flooring.

External

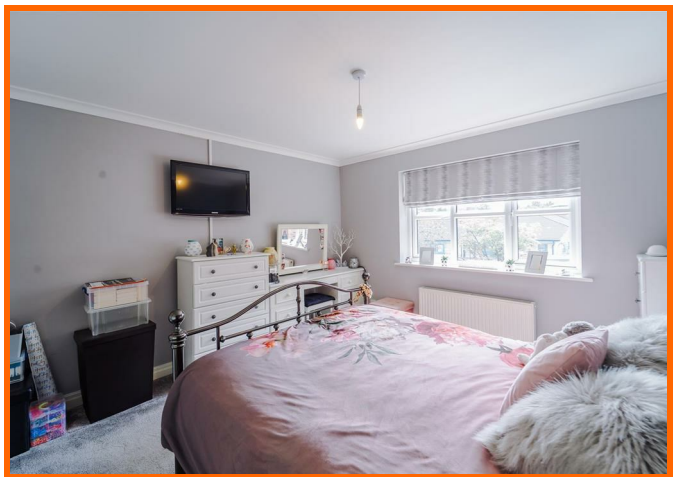
Rear

Enclosed laid to lawn garden with flagged patio, bedding area and summerhouse.

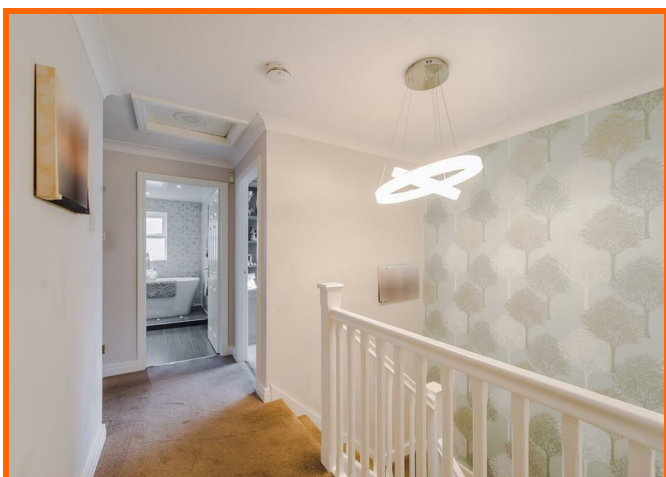
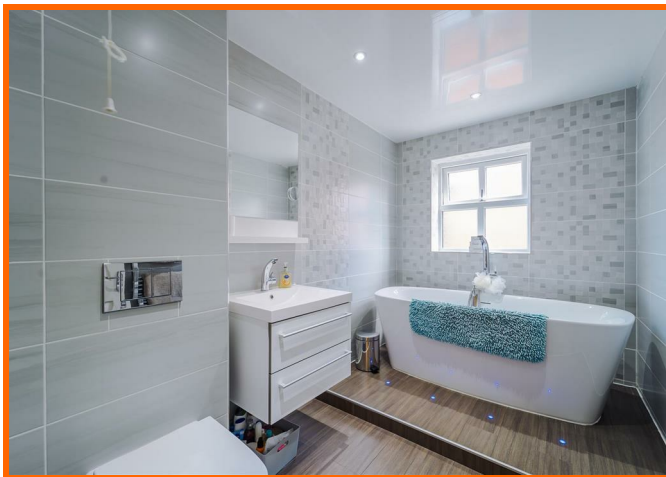
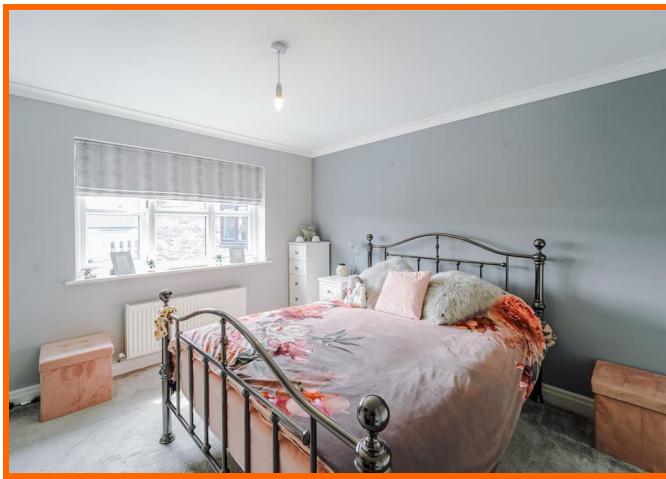
Front

Laid to lawn garden and a driveway leading up to the garage.

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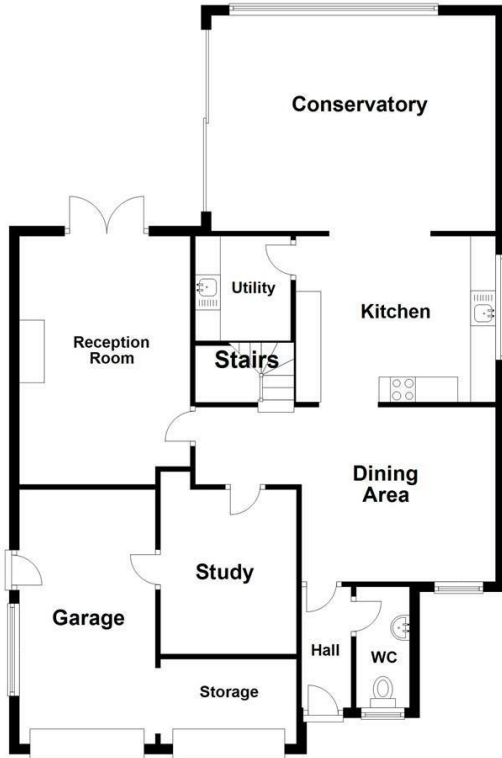


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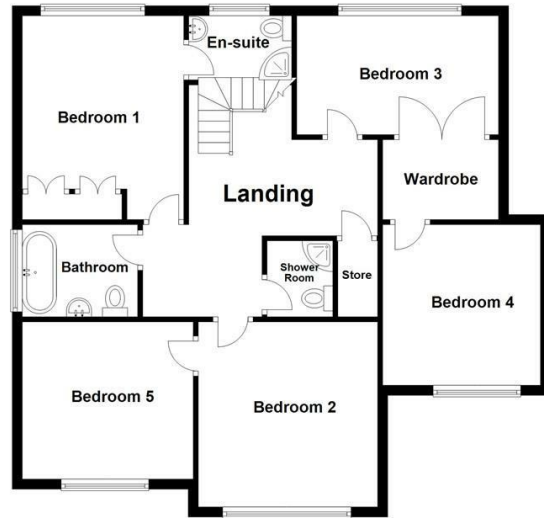
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Take a nosey round

Ground Floor
Approx. 1241.7 sq. feet

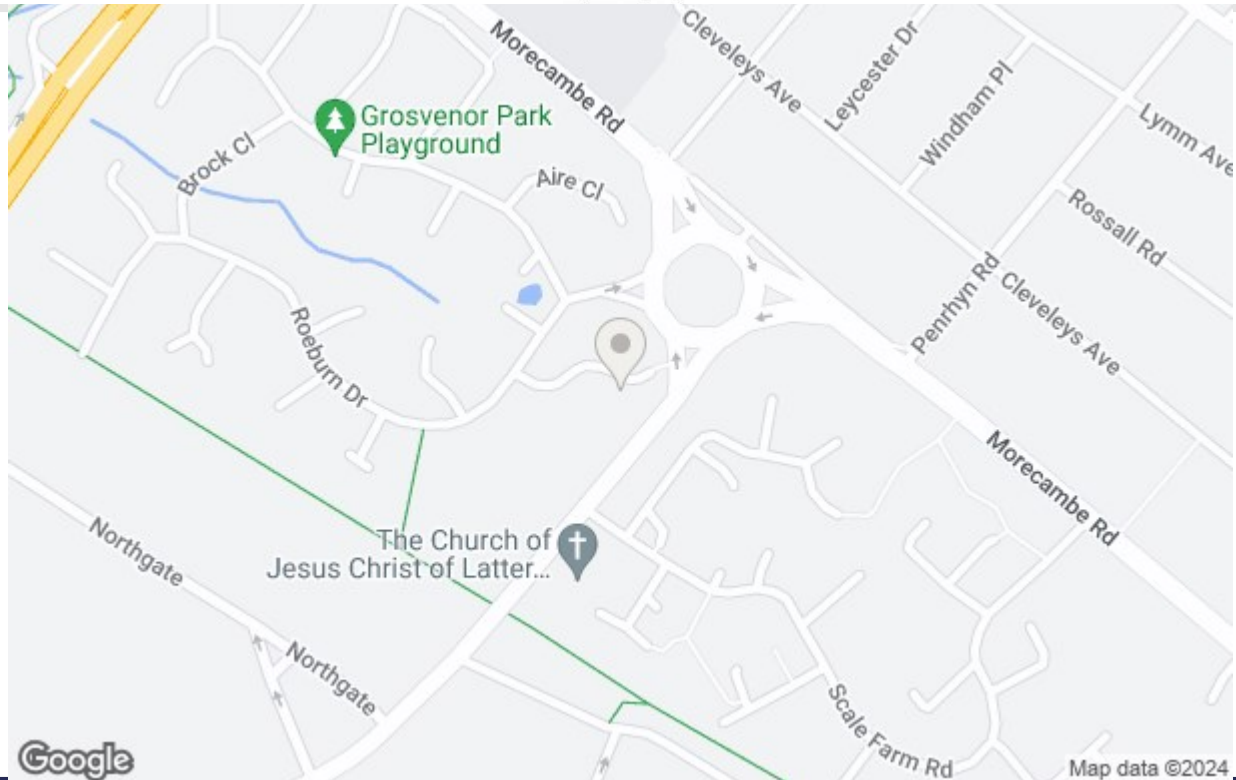


First Floor
Approx. 947.4 sq. feet



Total area: approx. 2189.1 sq. feet

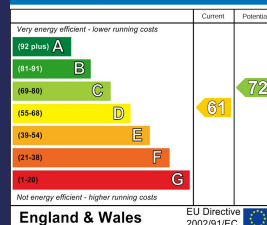
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



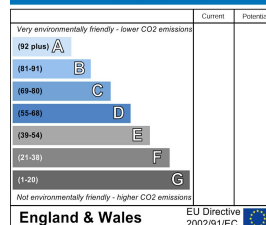
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



EU Directive 2002/91/EC

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