



6 Meadow Grove, Grange-Over-Sands

In Excess of £485,000



ARNOLD
GREENWOOD



6 Meadow Grove

Grange-Over-Sands, Grange-Over-Sands

Situated within a pleasant treelined cul-de-sac location between Grange and Allithwaite, within walking distance to Grange Promenade, and Kent's Bank railway station. Meadow Grove is an immaculately presented 4-bedroom detached house, ready for immediate chain free occupation having been fully modernised to an extremely high standard within 2023. The entrance sets the scene with its striking glass balustrade, setting the tone of the contemporary layout. The living room open plan with space for entertaining, dining and a brand new superbly finished fitted kitchen. This diverse property and layout locates four bedrooms, a family shower room and a master en-suite. The property offers great amenities for those with disabilities, due to the layout having two ground floor bedrooms and a ground floor shower suite.

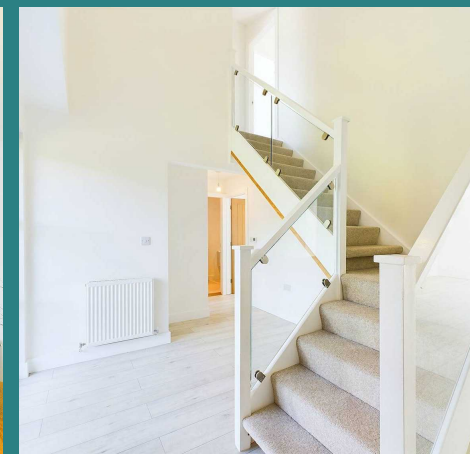
This property presents the unique opportunity to indulge in a lifestyle of contemporary comfort, where indoor elegance effortlessly flows into meticulously maintained front and rear grounds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Open plan dining \ Reception

19' 9" x 15' 0" (6.02m x 4.57m)

Open aspect living/dining room. Open into the newly fitted kitchen, living room and extended dining area with vaulted ceilings and bi-folding doors to the garden. Neutral décor, LED lighting and ash-wood style flooring.

Kitchen

11' 10" x 9' 0" (3.61m x 2.74m)

Newly completed stylish anthracite grey units, marble style worktops with splash back. Integrated oven, microwave oven, hob and extractor fan. Dishwasher, space for a fridge freezer and washing machine. Feature full height window. Featured ceiling lights, neutral décor and wood style flooring.

Hallway

17' 0" x 9' 6" (5.18m x 2.90m)

Impressive central staircase with glass balustrade. Beautiful newly fitted entry door. Open to the ceiling of the first floor. Including double coat cupboard and boiler storage.

Bedroom Three

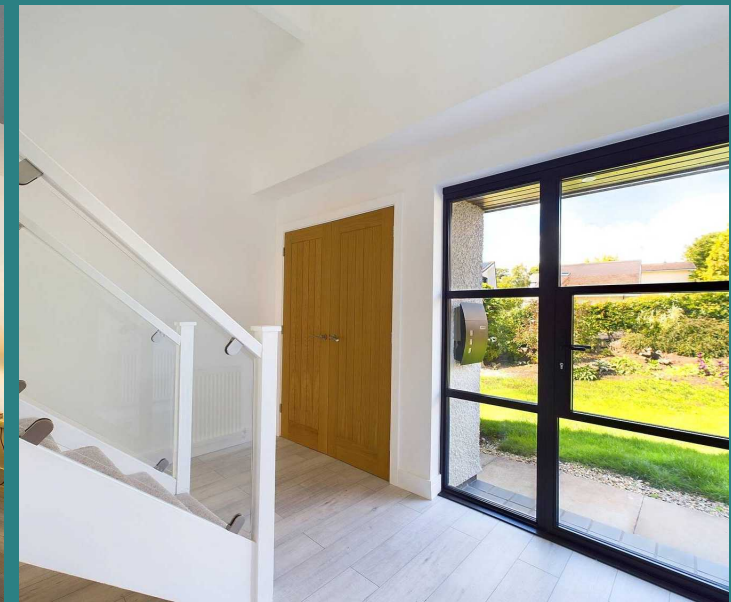
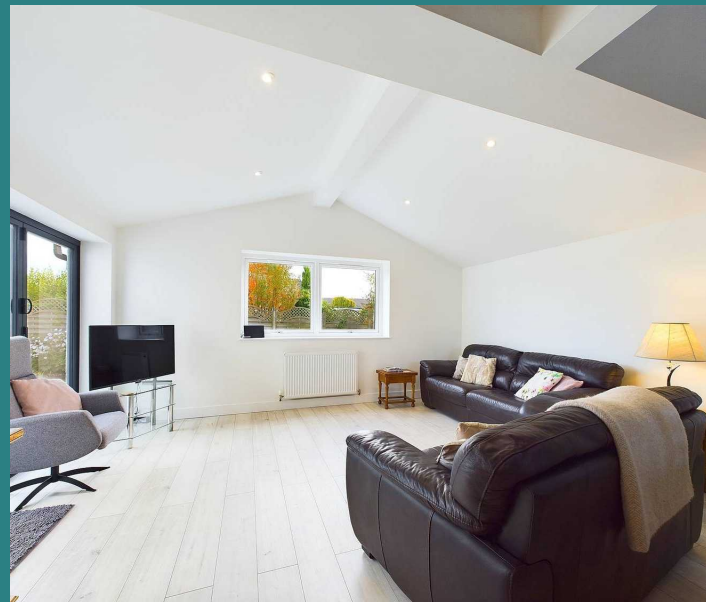
8' 6" x 10' 0" (2.59m x 3.05m)

Views facing the garden, neutral décor, pendant lighting and ash-wood style flooring.

Bedroom Four

8' 3" x 9' 0" (2.51m x 2.74m)

Front garden views, neutral décor, pendant lighting, oak doors and ash-wood style flooring.





Shower Room

11' 8" x 5' 0" (3.56m x 1.52m)

Neutral, tiled flooring with top opening window. Walk-in shower, vanity sink unit. W.C. Light up fitted mirror and LED lighting, fitted with contemporary black fittings. Underfloor heating.

Bedroom One

18' 0" x 8' 6" (5.49m x 2.59m)

Views across the rear garden. Spacious in size with vaulted ceilings. Neutral décor, beige carpets and eaves storage.

En-Suite Shower Room

8' 0" x 8' 6" (2.44m x 2.59m)

Neutral décor with modern black fittings. Partial tiling to the floor and shower room walls. W.C. Hand basin with walk-in shower. Fitted with an extractor unit and LED lighting.

Bedroom Two

13' 0" x 7' 7" (3.96m x 2.31m)

Front views towards the private cul-de-sac. Neutral décor, carpets, oak doors and walk-in storage.



GARDEN

Outside the property you will find landscaped front and rear gardens where established boundary planting, shrubs, and strategic hedging offer privacy and seclusion. The rear garden benefits from a central lawn flanked by a stone-paved terrace, perfect for alfresco dining. Driveway parking for three cars plus the garage, fitted with lighting and power.

DRIVEWAY

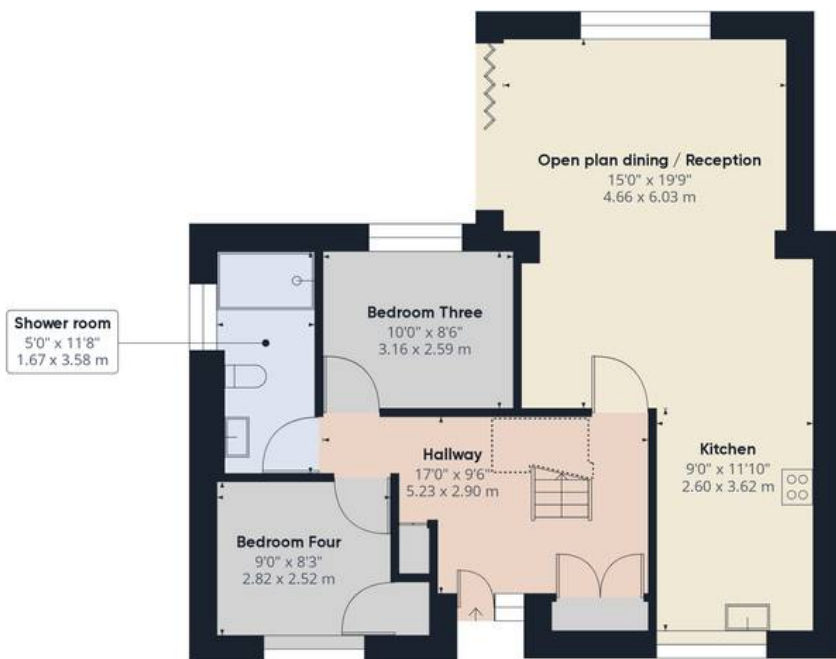
3 Parking Spaces

GARAGE

Single Garage

Garage parking and driveway parking, total number of parking spaces with the garage three. The garage includes power and light and there is a lockable storage room to the rear.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1259.81 ft²

117.04 m²

Reduced headroom

95.69 ft²

8.89 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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