



ARNOLD
GREENWOOD



27 Tricketts Drive, Grange-Over-Sands – LA11 7DE

Grange-Over-Sands

£435,000

27 Tricketts Drive

Grange-Over-Sands, Grange-Over-Sands

Presenting a stunning opportunity to acquire a contemporary 4-bedroom detached house, this attractive bay-fronted property stands as a testament to modern design sensibilities. Newly built in 2018, the property boasts a beautifully designed living room with a panelled feature wall, complemented by an open plan kitchen/dining room benefitting from upgraded quartz worktops and French door access to a landscaped garden. The residence further comprises four bedrooms, including a family bathroom, W.C, and a luxurious master en-suite.

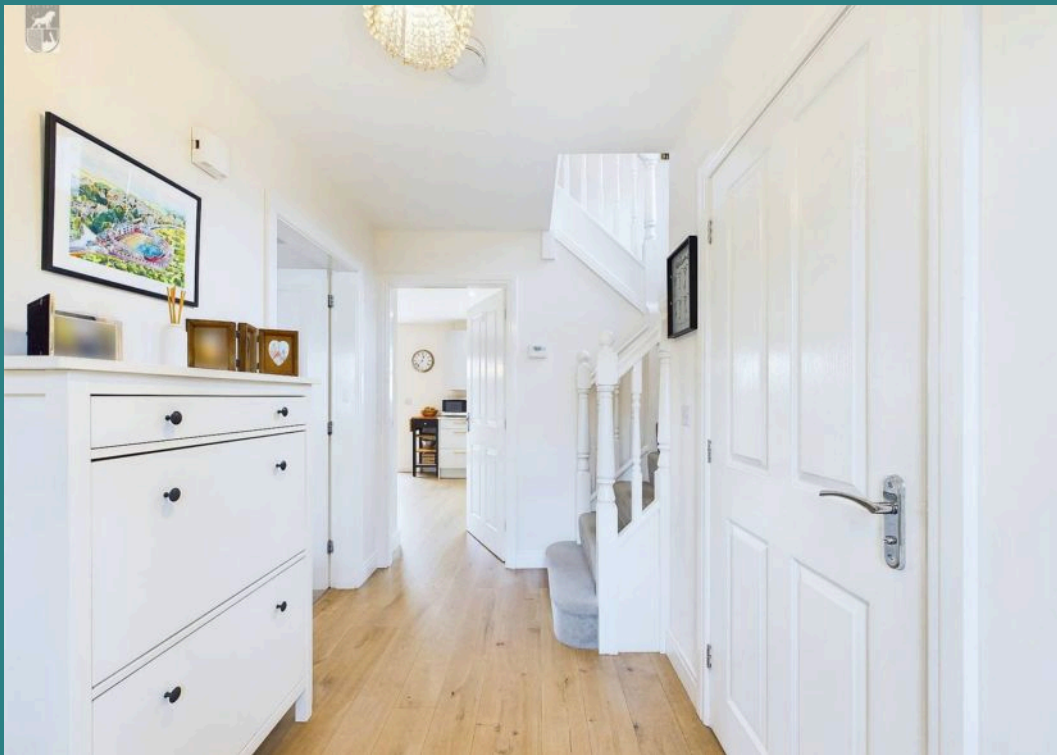
Located within a coveted area, this property offers the convenience of residing within a 5-minute walking distance from the picturesque promenade Bayside walk. Situated on a corner plot, the property features a garage and parking for three cars, alongside landscaped private gardens to the front/rear with a south facing garden. Boasting an energy rating of B, this contemporary dwelling harmoniously combines practicality with luxury, making it an ideal family home for those seeking modern comforts within a sought-after location.

Council Tax band: TBD

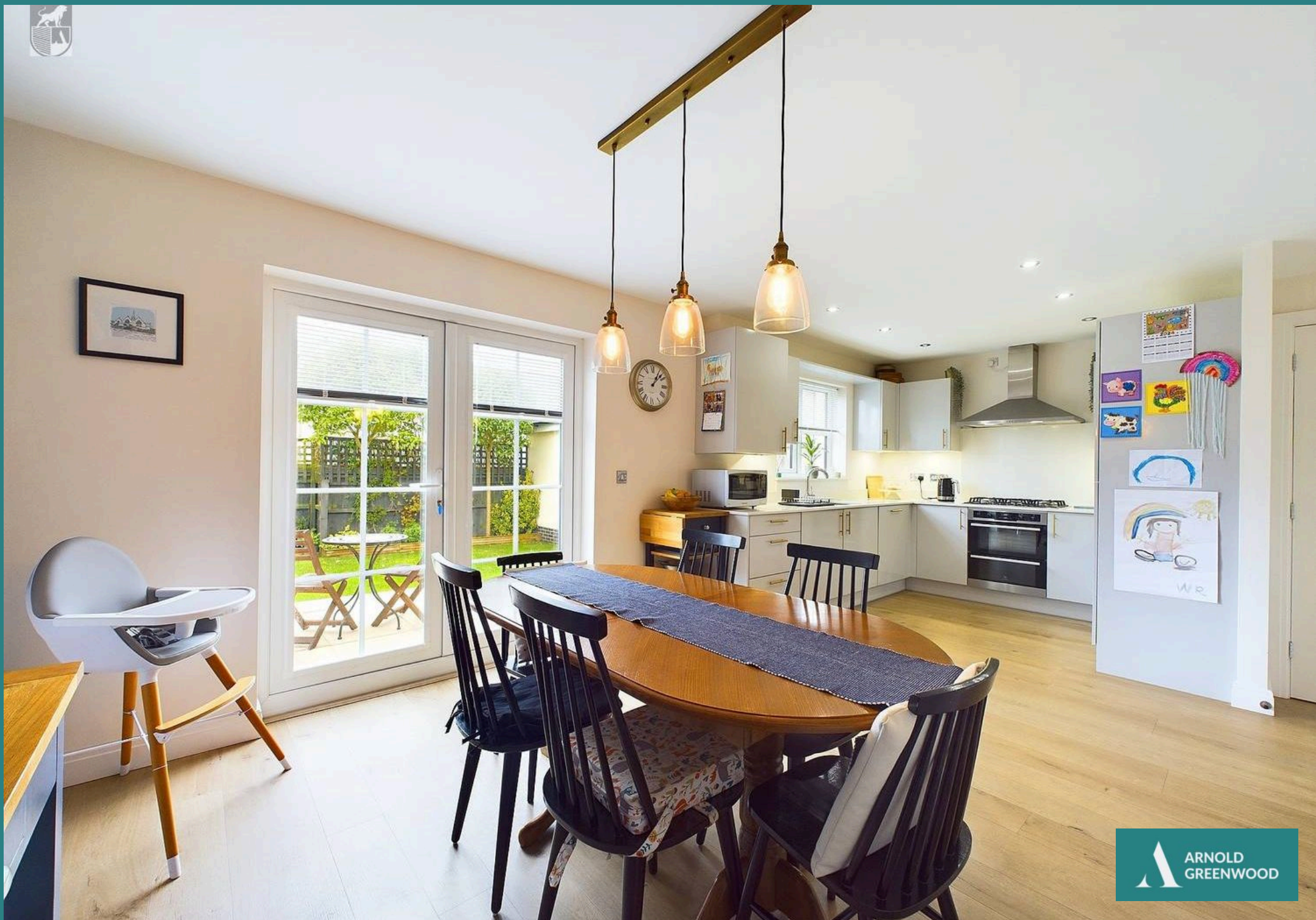
Tenure: Freehold

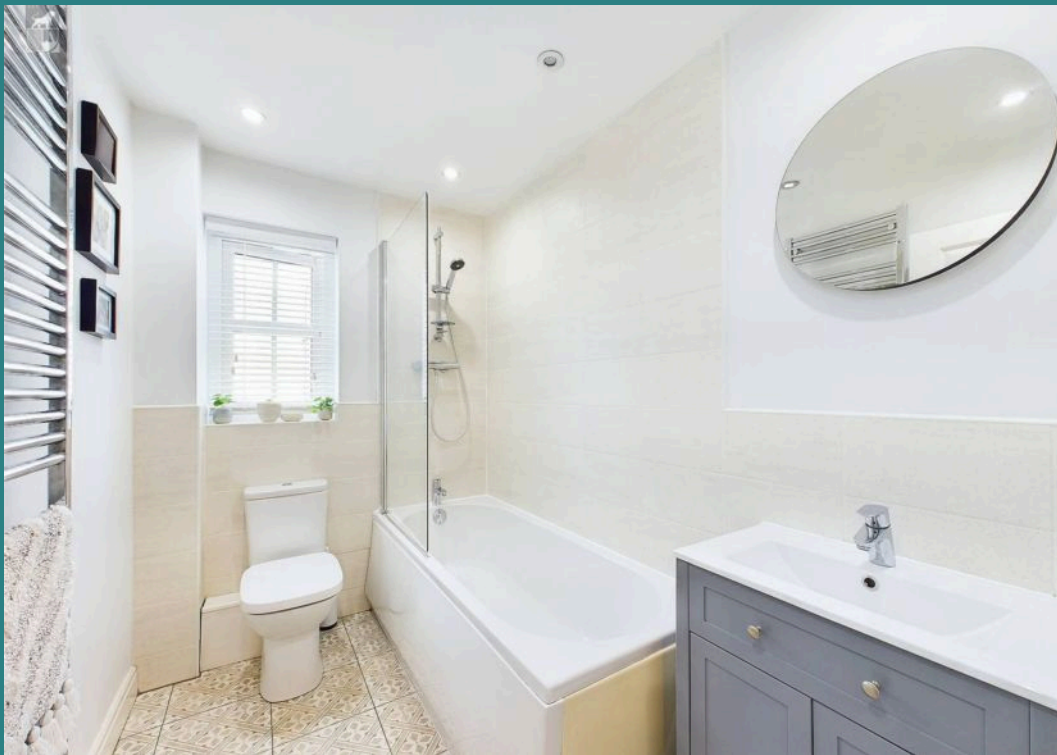
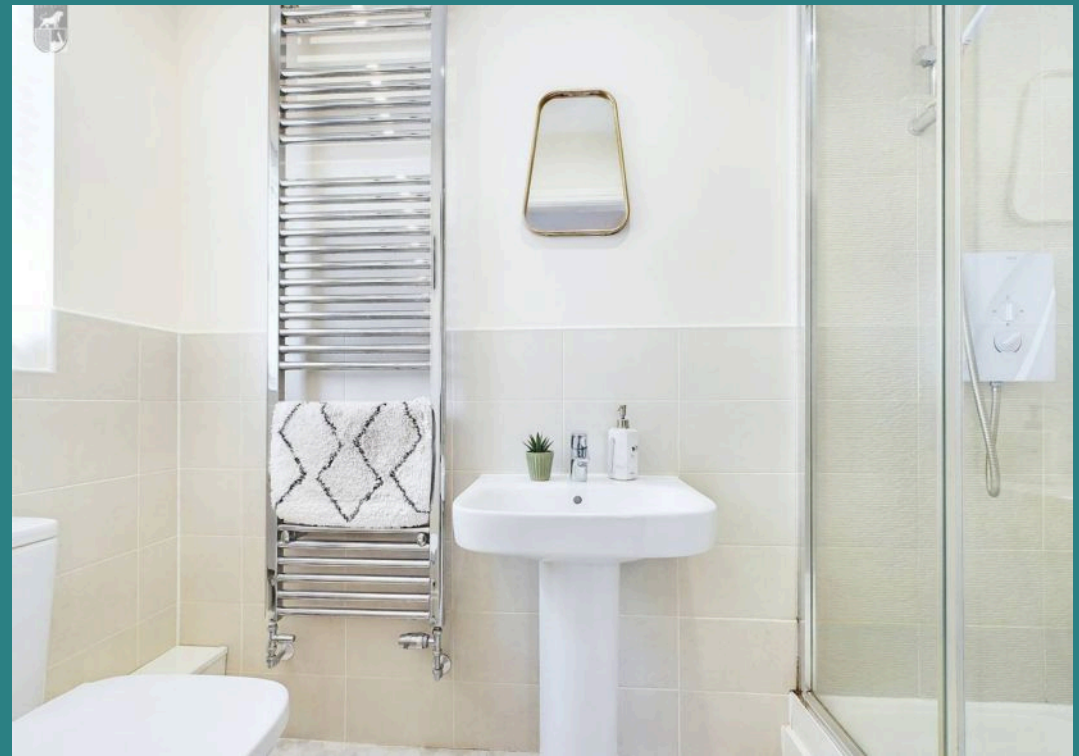
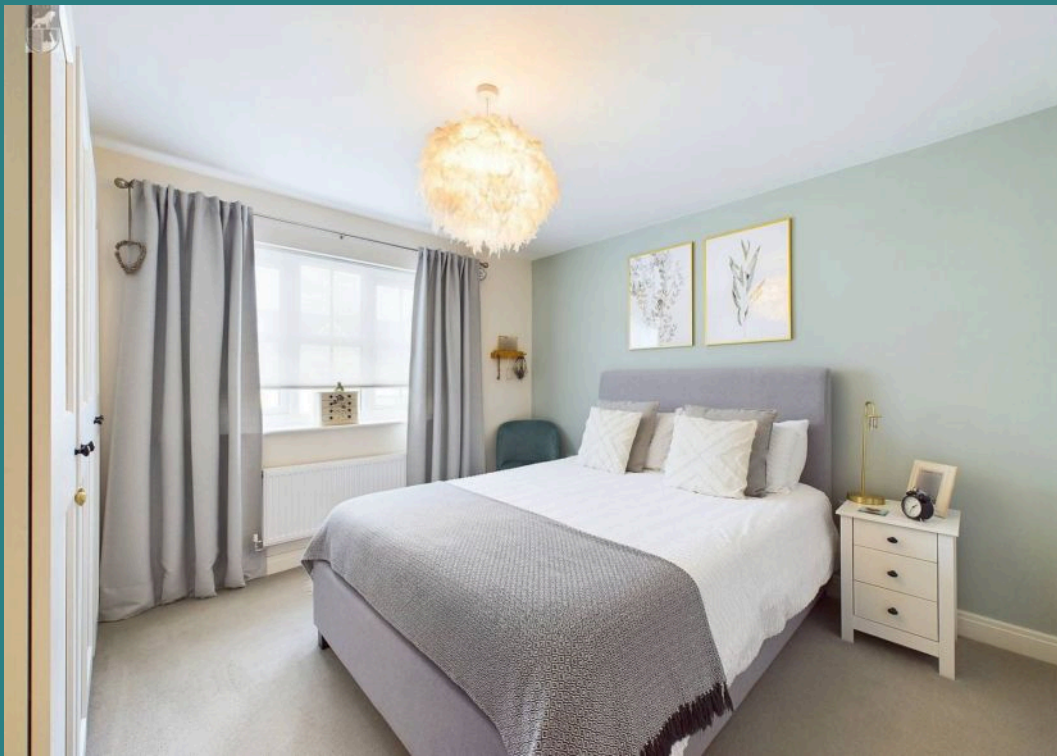
EPC Energy Efficiency Rating: B











GARDEN

The south facing garden offers space for families, benefits from a lawn, paved patio and a treelined boundary providing privacy.

Garage

Single Garage

Driveway

3 Parking Spaces

Services

Double Glazing

Combination Gas Central Heating

Mains Drainage

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1256.78 ft²

116.76 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C standard.





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