



ARNOLD
GREENWOOD

4 Kilmidyke Drive, Grange-Over-Sands – LA11 7AL

Grange-Over-Sands

In Excess of £385,000

4 Kilmidyke Drive

Grange-Over-Sands, Grange-Over-Sands

Situated within a highly regarded location of Grange Over Sands, this remarkable 2-bedroom semi-detached bungalow presents a rare opportunity to acquire a property that offers not only elegant living spaces but also outstanding views across Morecambe Bay.

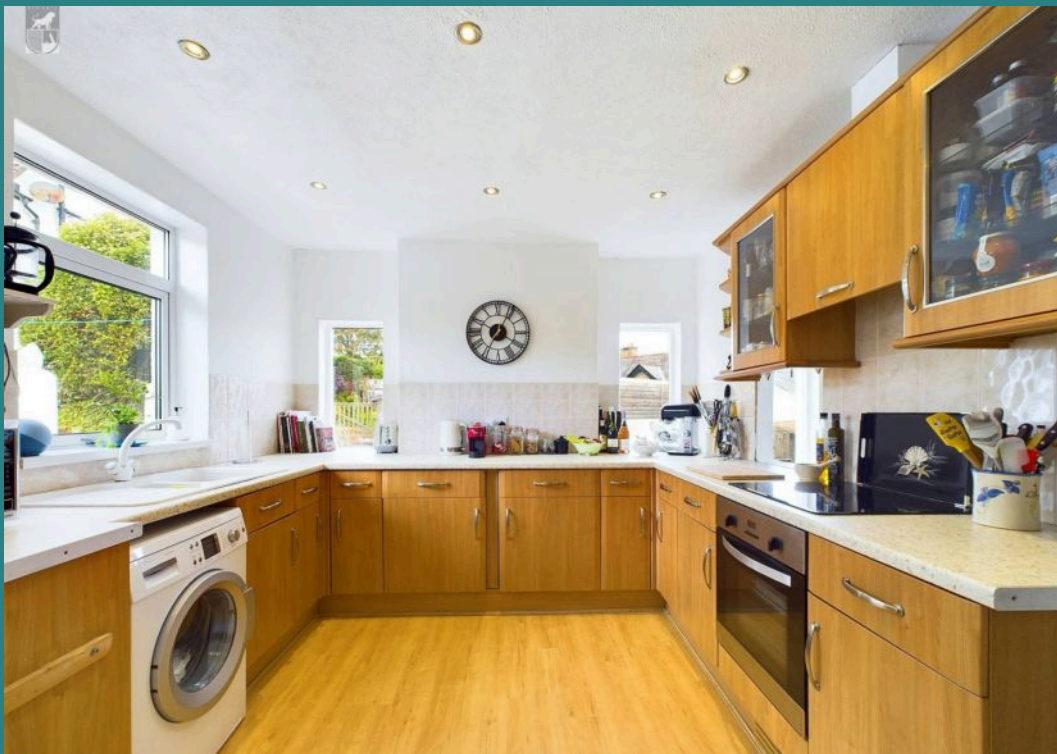
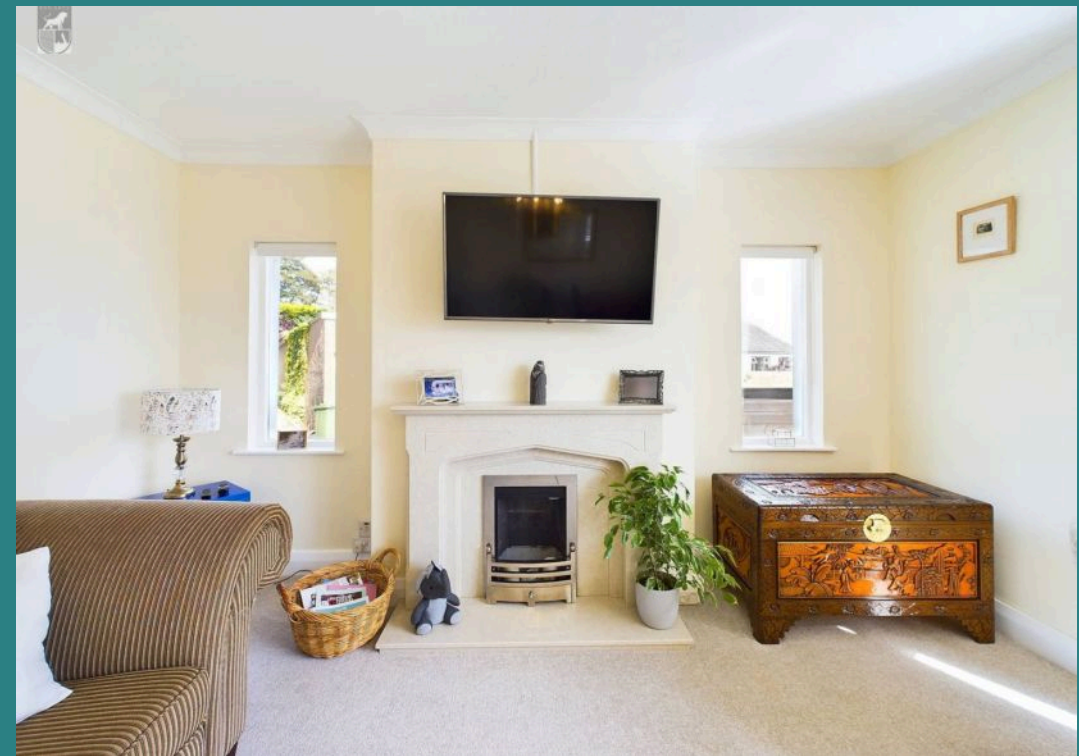
The porch entrance provides the perfect place to sit and enjoy the bay views, as-well as a place to store boots and coats, opening into a central well spaced hallway setting the tone for the rest of the property. The living room offers triple aspect windows boasting breathtaking views of Morecambe Bay, that will leave you in awe every time. Space for soft furnishings and a dining table, the perfect place for relaxing or entertaining.

The well-equipped fitted kitchen with ample space for dining offers a perfect setting for culinary endeavours and social gatherings with the addition of sunroom overlooking the back garden. The property offers two double bedrooms, the master bedroom enjoying panoramic bay views and the modern /contemporary shower room adds a touch of luxury.

Furthermore, the attic space presents an exciting opportunity for expansion or conversion, subject to the necessary planning permissions, allowing for potential future growth to suit evolving needs.

- Outstanding views across Morecambe Bay
- Highly regarded location within Grange Over Sands





In summary, this property offers a rare opportunity to own a home in a sought-after location with stunning views and versatile living spaces, making it a truly desirable prospect for those seeking a blend of comfort, style, and natural beauty.

Sunroom / Porch entrance

13' 4" x 15' 11" (4.06m x 4.85m)

Direct views towards Morecambe Bay. Space to sit and relax enjoying the views. Neutral décor to the lower wall, glass opening windows and entry door.

Hallway

16' 5" x 3' 11" (5.00m x 1.19m)

Neutral décor and carpets, pendent lighting. Centralised providing access to all interior rooms.

Living Room

13' 4" x 15' 11" (4.06m x 4.85m)

The living room of generous size, providing dining space. Seating area in-front of the bay windows benefitting from direct views towards Morecambe Bay and Silverdale in the distance. Focal marble surround and hearth. The room is neutral in décor with light carpets and features triple aspect windows.

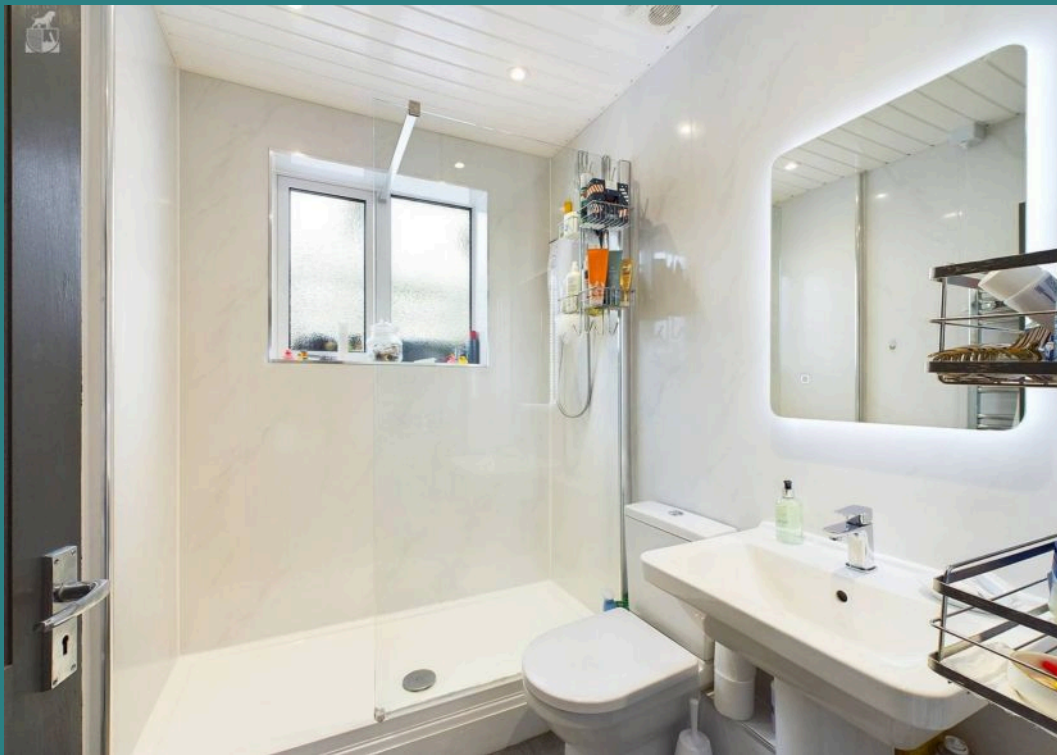
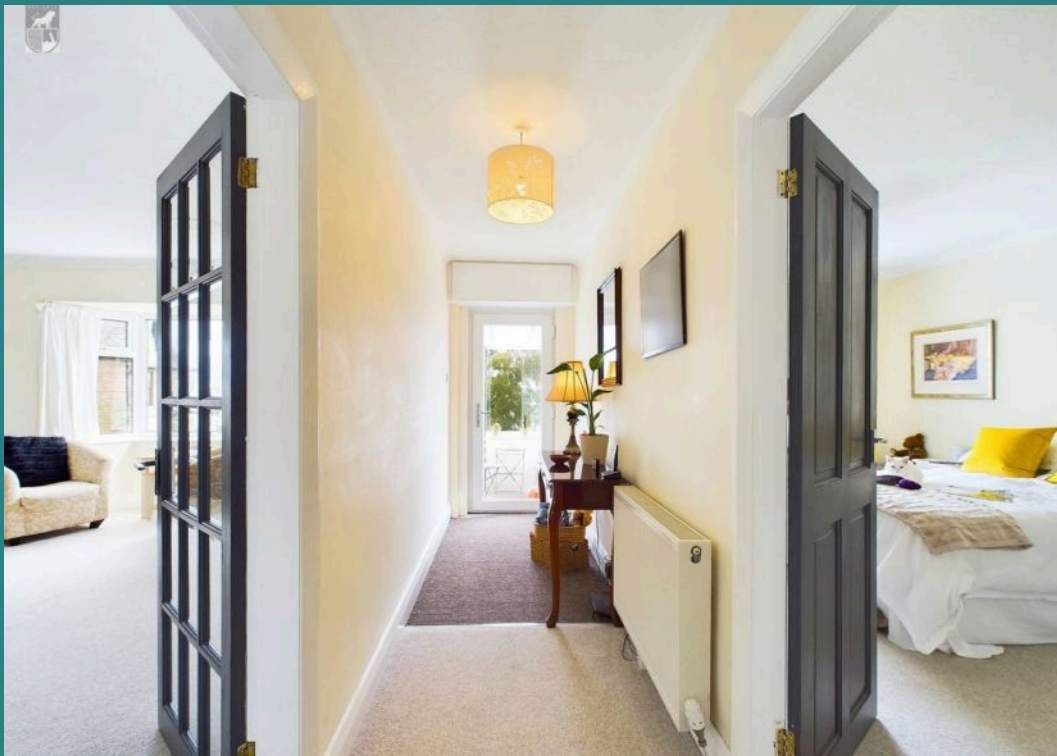
Kitchen

10' 2" x 12' 6" (3.10m x 3.81m)

Wooden style units, marble effect worktops, oven, ceramic hob and exterior fan. Triple aspect windows, neutral décor, tiled splash-backs. Wood-style flooring LED lighting and access into the rear sunroom.







Rear Sunroom

3' 1" x 14' 1" (0.94m x 4.29m)

Neutrally decorated within painted flooring. Power point and rear doorway to the garden.

Bedroom One

13' 4" x 10' 3" (4.06m x 3.12m)

Bay views. Neutral décor and carpets, pendant lighting, space for a double bed with bedside tables and wardrobes.

Bedroom Two

10' 2" x 12' 2" (3.10m x 3.71m)

Garden views, neutral décor and carpets, pendant lighting, double in size with space for wardrobes /storage.

Attic

26' 0" x 31' 3" (7.92m x 9.53m)

Full size of the property with over 8 ft head height within the inner centre. Restricted eaves head height, partly boarded within the entry area only (Insulated). Plans have been drawn by the current owner to create an additional bedroom and en-suite. Next door have converted their attic space, but planning permission would need to be granted.



GARDEN

Outside, the property benefits from off-road parking for up to three vehicles, ensuring convenience for residents and guests alike. The front and rear gardens provide tranquil outdoor spaces to enjoy, completing this exceptional property that harmoniously combines breathtaking views with elegant living spaces.

Allocated parking

3 Parking Spaces

Off road private parking to the front of the property with an additional parking space to the rear.

Directions:

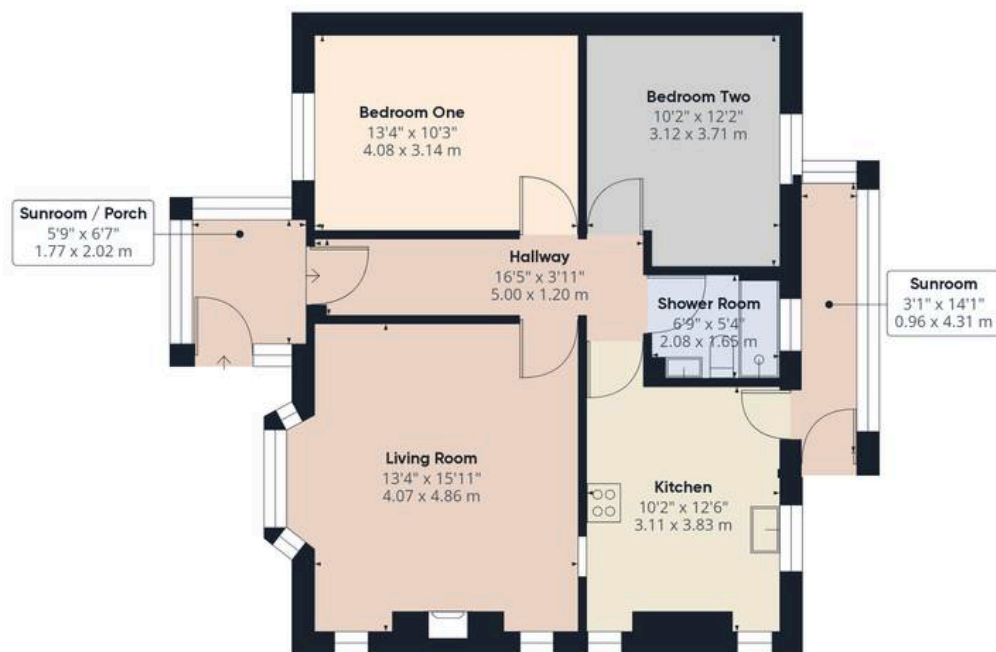
From our office in Grange, drive onto Pig Lane and turn right onto Hampsfell Road. Turn Left onto Main Road and at the roundabout take the third exit onto the Esplanade. This road becomes Park Road, Kents Bank Road and then Allithwaite Road. Turn Left onto Carter Road and left again onto Kilmidyke Drive and number 4 is on your left hand side.

Council Tax band: C

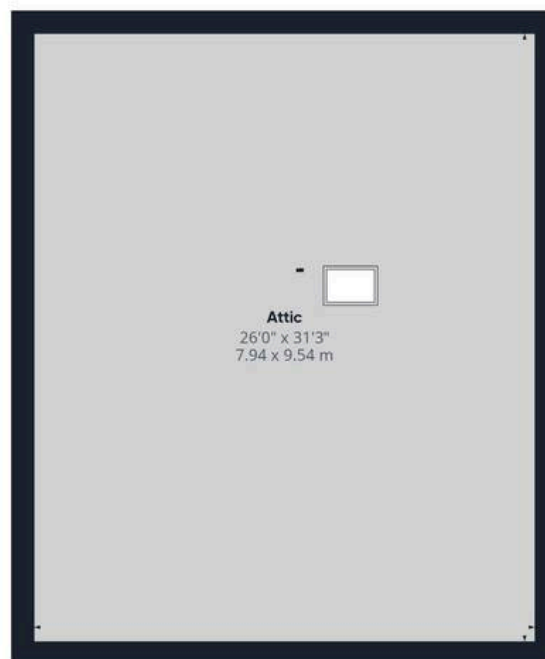
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1618.68 ft²

150.38 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 are based on RICS IPMS 3C



Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077

grange@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.