



Hest Bank

£375,000

13 Highfield Drive, Hest Bank, Lancaster, LA2 6DH

Discover this spacious and inviting detached bungalow nestled in the desirable village of Hest Bank. Boasting 3 double bedrooms, 2 shower rooms, and a spacious living dining room, this home is filled with natural light, this home offers the perfect balance of comfort and style. With a private driveway, detached garage, and delightful outdoor spaces including decking, a pond, and a patio garden, this property is a true gem waiting to be cherished.

Quick Overview

Three Bedroom Detached Bungalow
Large Living Dining Room
Large Garage & Off Road Parking
Peaceful Garden with Decking, Patio & Pond
Two Shower Rooms
Highly Sought After Location
Easy Access to Transport Links
Bright & Light Living Spaces
Close to Local Amenities
Ultrafast 1000Mbps* Broadband



3



2



1



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Ultrafast
Broadband



Garage & Off
Road parking

Property Reference: C2303



Kitchen Diner



Downstairs Shower Room



Living / Dining Room



Living / Dining Room

Location Hest Bank a picturesque village nestled along the stunning Morecambe Bay coastline. With its peaceful ambiance, friendly community, and beautiful natural surroundings, Hest Bank offers a perfect escape from the hustle and bustle of city life. Enjoy idyllic walks along the beach, take in the panoramic views, and savor the tranquility of this charming village. With convenient transportation links and a range of amenities, Hest Bank provides the ideal balance of rural charm and modern convenience. Experience the essence of relaxation and natural splendor in Hest Bank.

Property Overview This stunning property offers a wealth of features and a spacious layout. As you enter through the side entrance, you'll be greeted by a generously sized hallway complete with storage cupboards, including one housing the Glow worm boiler.

To the right, you'll find a well-appointed kitchen featuring a range of wall and base units, complemented by worktops and tiling. Stainless steel one and a half bowl sink unit and drainer and ample space is provided for an upright fridge freezer and a washing machine. Enjoy the natural light streaming in through the large window overlooking the front garden, and create cherished memories as you gather around a dining table in this delightful space.

Continuing through the entrance hallway, you'll find an inner hallway, which presents a perfect opportunity to create a home office area or a cozy nook for relaxation. Adjacent to this hallway is a convenient downstairs shower room, complete with a storage unit encasing the vanity sink unit, W.C., and shower with enclosure and complementary tiling.

The inner hallway leads to a truly delightful living dining room. The living area has a focal coal effect gas fire set against a marble effect back and hearth, complemented by a wooden mantle, an inbuilt bookcase and is flooded with natural light from the sliding patio door, which offers direct access to the decking in the rear garden. Additional light pours in through a large window in the dining area and a beautiful porthole window to the side, creating an atmosphere of warmth and openness.

Returning to the inner hallway, to the right you will find the Master bedroom with ample space for a range of furniture as desired. The large window overlooking the front garden floods the bedroom with natural light.



Kitchen Diner



Living / Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Upstairs Shower Room

The first floor hosts two further bedrooms and an additional shower room. Bedroom two features an in-built desk and wardrobe, providing a functional and organized space, while also granting access to the eaves. Bedroom three is bright and airy, thanks to a Velux window that offers far reaching views over to the bay.

The spacious landing also provides access to the eaves.

Completing the first floor is a well-appointed shower room, boasting a pedestal hand wash basin, W.C., towel radiator, Velux window Triton shower, and enclosure.

Outside To the front of the property you will find an easy to maintain gravelled garden with mature bushes. Following around the side of the property to a gated entrance into the rear garden where you will find a raised decking, perfect for al fresco dining and enjoying a morning coffee. The rear garden features an easy maintenance patio with trees, mature shrubs and flower borders. The patio offers a wonderful place in which to sit and enjoy the feature pond and for those who like to work with their hands a workshop and garden shed are available.

Garage & Parking The driveway provides ample space for multiple vehicles and leads to a large garage which has an electric door, power, light and ample storage space for all your needs.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn right onto Lancaster road and follow the A6 out of Carnforth heading south towards Bolton Le Sands. Once in the village, carry on until the second set of lights and turn right onto Coastal Road. Go straight on through a set of traffic lights, taking the second left onto The Crescent. Proceed onto Hest Bank Lane, taking the second right turning and 13 Highfield Drive is on the right hand side.

What3words [///fruitcake.flooding.apartment](https://www.what3words.com/fruitcake.flooding.apartment)

Accommodation (with approximate dimensions)

Living Room 24' 3" x 10' 2" (7.39m x 3.1m)

Kitchen Diner 10' 7" x 10' 4" (3.23m x 3.15m)

Bedroom One 12' 3" x 11' 10" (3.73m x 3.61m)

Bedroom Two 11' 11" x 8' 6" (3.63m x 2.59m)

Bedroom Three 11' 11" x 10' 2" (3.63m x 3.1m)

Eaves 14' 1" x 11' 2" (4.29m x 3.4m)

Garage 34' 0" x 11' 6" (10.36m x 3.51m)



Rear Garden



Rear Garden



Rear Garden



Garage



13 Highfield Drive

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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Highfield Drive, Hest Bank, Lancaster, LA2



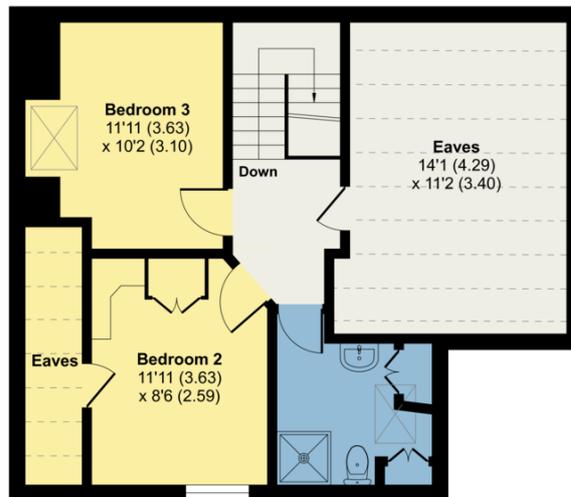
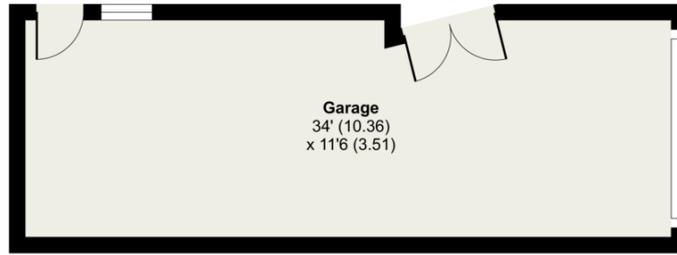
Approximate Area = 1300 sq ft / 120.7 sq m

Limited Use Area(s) = 253 sq ft / 23.5 sq m

Garage = 386 sq ft / 35.8 sq m

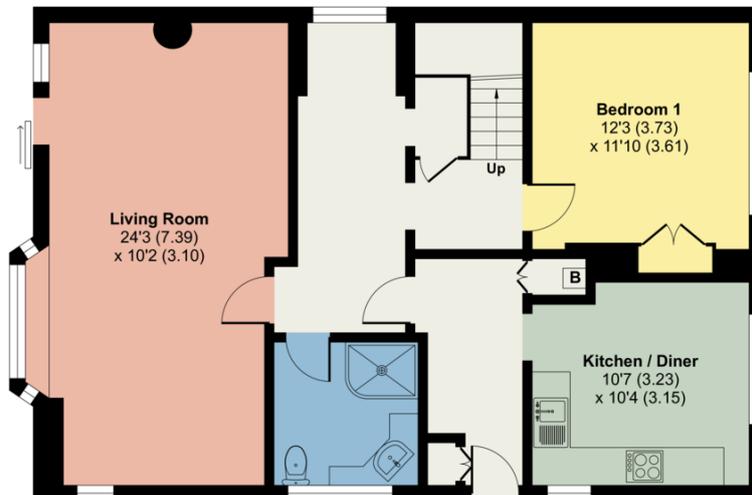
Total = 1939 sq ft / 180 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 992905

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