



**POOLE  
TOWNSEND**

Heads Drive, Grange-over-sands, LA11 7DY

£465,000

 3  2  1



- Superb position
- Open views across bay
- Two bathrooms
- Master bedroom dressing area
- Multi fuel stove
- Sun room
- Manageable gardens
- Parking & garage
- Council tax band E Freehold
- Solar Panels And Battery FiT Payment





Occupying an elevated position with breath-taking views across Morecambe Bay and beyond, this exceptional home offers a peaceful retreat surrounded by beautifully maintained gardens, thoughtfully designed to provide inviting areas to relax and enjoy the serene surroundings. Inside, a bright and spacious lounge/diner with a multi-fuel stove creates a warm and welcoming atmosphere, complemented by a versatile sunroom, perfect for additional seating or dining. The kitchen is accompanied by a separate utility room for added convenience. The three bedrooms include two generous doubles with fitted wardrobes and a versatile single, perfect as a home office or additional bedroom. Completing the accommodation is a modern shower room and an additional bathroom. Outside, to the front, a private driveway leads to an integral single garage, offering ample parking and storage. Additionally, 16 solar



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
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