



**POOLE
TOWNSEND**

13 Hazelgarth, Allitwaite, Grange over Sands

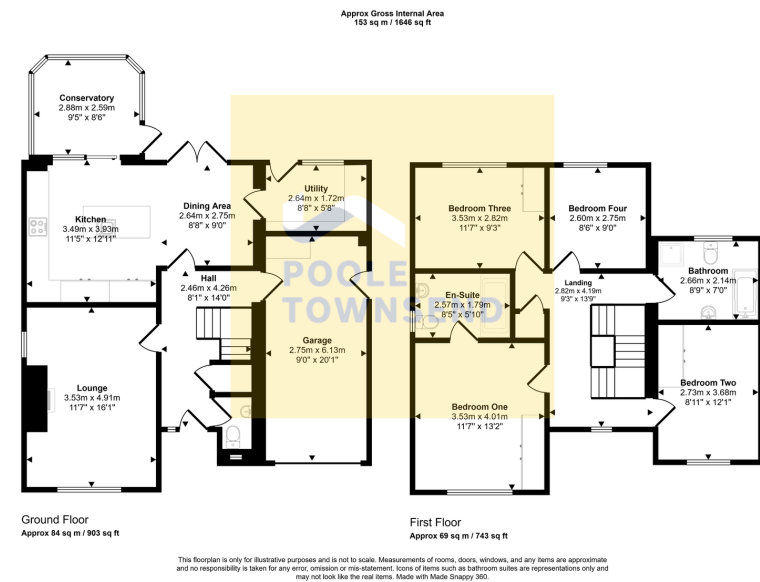
£425,000

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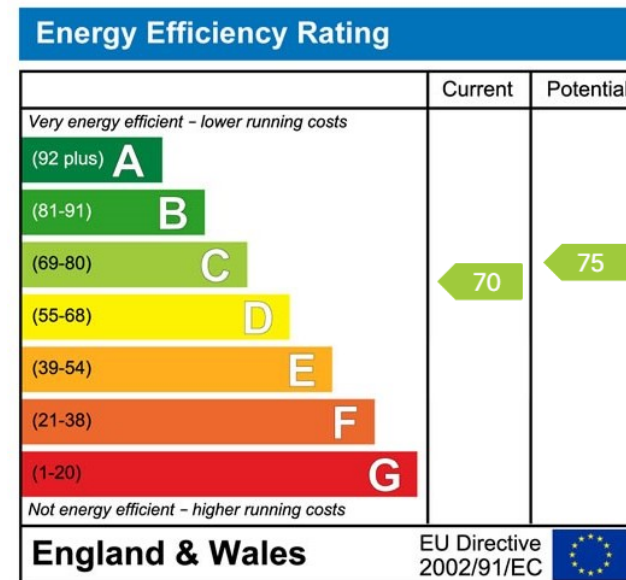


- Situated in the picturesque village of Allithwaite
- A modern, open-plan kitchen
- 4 Bedrooms, Master ensuite
- Front brick-set driveway with parking for two cars.
- Freehold
- Spacious lounge with a cosy wood-burning stove
- Conservatory and a private garden
- Modern family bathroom
- Easy access to Morecambe Bay and the Lake District,
- Council Tax Band E





Located in the scenic village of Allithwaite, this exceptional four-bedroom home offers contemporary living with rural charm. The spacious lounge, separate from the main living areas, features a cosy wood-burning stove. At the heart of the home, the open-plan kitchen extends the full width across the back, offering modern finishes, integrated appliances, and a large central island. It opens to a conservatory, private garden, and utility room, creating a perfect flow for family life and entertaining. The ground floor also includes a WC and integral access to the garage. Upstairs, the principal bedroom with en-suite offers a peaceful retreat, while three additional bedrooms provide flexibility for family or home office use. A modern family bathroom completes the first floor. To the front, a brick-set driveway offers parking for two cars. With easy access to Morecambe Bay and the Lake District, this home combines



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