

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Hest Bank

£450,000

13 Sunningdale Avenue, Hest Bank, Lancaster, Lancashire, LA2 6DD

If you are looking for a family home that is finished to a beautiful standard throughout, into which you can simply unpack and relax in, this home is for you. This Superb home provides four bedroom accommodation, two reception rooms and a splendid kitchen diner along with ample off road parking and enclosed rear garden. This traditional semi detached property has to be top of the list.

Located in a quiet cul de sac within the delightful coastal village of Hest Bank, this traditional 1930's semi-detached home blends classic character features with modern décor and appointments. Completed to a high standard throughout, as we are sure you will agree, this is a home not to be missed!

Quick Overview

Superb Semi-Detached Family Home
Four Bedrooms
Finished to Beautiful Standard Through Out
Two Reception Rooms
Fantastic Kitchen Diner
Located in Sought After Village Location
Enclosed South Facing Garden
Ground Floor WC/Cloaks, Utility & Storage
Ample off Road Parking
Ultrafast 600 Mb Broadband Available



4



1



2



D



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2200



Entrance Hall



Family Room



Kitchen



Dining Area

Property Overview The ground floor to this stunning home flows magnificently throughout with elegant décor that seamlessly blends with the period features. Step through the entrance door into the spacious hallway flooded with natural daylight which gives you a sense of anticipation of what's to come with the retained original stained glass panelled entrance door and the modern parka style flooring. To the left of the hallway you will find a wonderfully presented living room which is spacious yet somehow keeps a cosy and intimate feel. The large bay window looks out over the front drive and floods the room with natural light that bounces across the tall ceilings. There are some lovely period features such as deep coving, and ornate cast iron fire place set on a slate hearth with tiled surround and wooden mantle. The family room enjoys a tranquil and private view over the rear garden, with patio doors leading out to the decking area. This fantastic, versatile room is ideal as a summer sitting room, second sitting room or children's room the choice is yours.

To the rear of the property you will find the ultra stylish kitchen diner fitted with a range of soft close cabinetry in soft grey and complementary Quartz worksurfaces with Belfast sink. Equipped with a variety of appliances including integrated fridge freezer and dishwasher. Leading round to a spacious dining area with patio doors leading out to the decking area, creating a perfect space for entertaining and for the whole family to enjoy. Positioned just off the kitchen is a utility room and side porch, fitted with base units, sink and plumbing for a washing machine.

Upstairs we find the four bedrooms which consist of three great-sized doubles and a single room ideal to be used as a home office. Off the right of the half landing you will find a spacious second bedroom filled with natural daylight from the dual aspect windows, with plenty of room for a king size bed and bedroom furniture as required. The master bedroom is to the front elevation, filled with natural daylight from the bay window and with ample room for a super king size bed, bedroom furniture and wardrobes. The third double bedroom can be found to the rear overlooking the garden. The family bathroom has been elegantly finished with three piece suite comprising of bath with rainfall shower over, pedestal hand wash basin and low level W.C. Finished with complementary tiled surrounds.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Location Positioned in the heart of the popular village of Hest Bank and within walking distance of local amenities. The village benefits from village shops, well regarded primary school and the village hall offers a range of activities and classes offering something for all ages. Being just a 5-minute drive to the Bay Gateway and the M6 motorway is easily accessible making it a great location for commuting and exploring nearby attractions, such as The Shore which boasts stunning walks with views over Morecambe Bay, Lancaster City Centre for high street shops and further afield including the Lake District being only 30 minutes away.

What3words ///include.advantage.sweeper

Accommodation (with approximate dimensions)

Living Room 14' 3" x 12' 3" (4.34m x 3.73m)

Family Room 14' 3" x 12' 3" (4.34m x 3.73m)

Kitchen/Dining Room 18' 10" x 18' (5.74m x 5.49m)

Utility 13' 5" x 10' (4.09m x 3.05m)

Storage 7' 11" x 6' 3" (2.41m x 1.91m)

Master Bedroom 14' 4" x 12' 4" (4.37m x 3.76m)

Bedroom Two 17' 1" x 9' 11" (5.21m x 3.02m)

Bedroom Three 12' 4" x 12' 3" (3.76m x 3.73m)

Bedroom Four/Office 7' 11" x 7' (2.41m x 2.13m)

Property Information

Outside To the front of the property is a block paved driveway. To the rear of the property is a south facing garden ideal for entertaining in the summer with a decking area leading of the kitchen diner with steps down to laid lawn with borders and well established shrubs.

Parking Ample off road parking.

Services Mains Gas, mains electricity, mains water and mains drainage. Clean air filter system.

Council Tax Band E Lancaster City Council

Tenure Freehold.



Master Bedroom



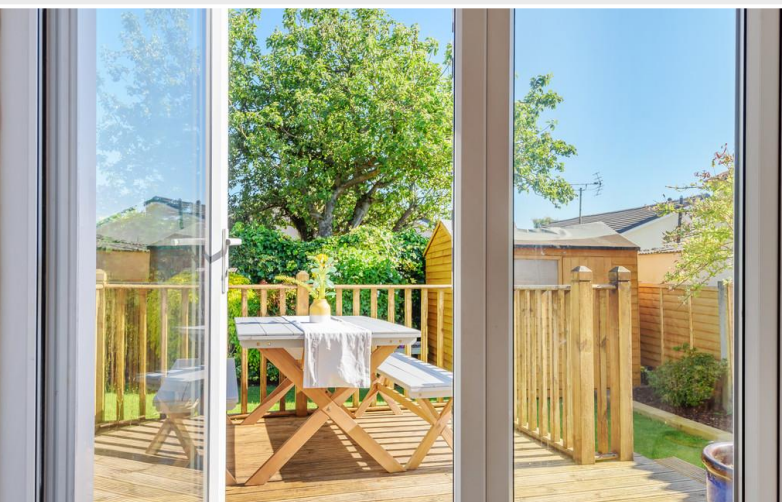
Rear Garden



Rear Garden



Rear Garden



Rear Garden

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

Viewing Notes:

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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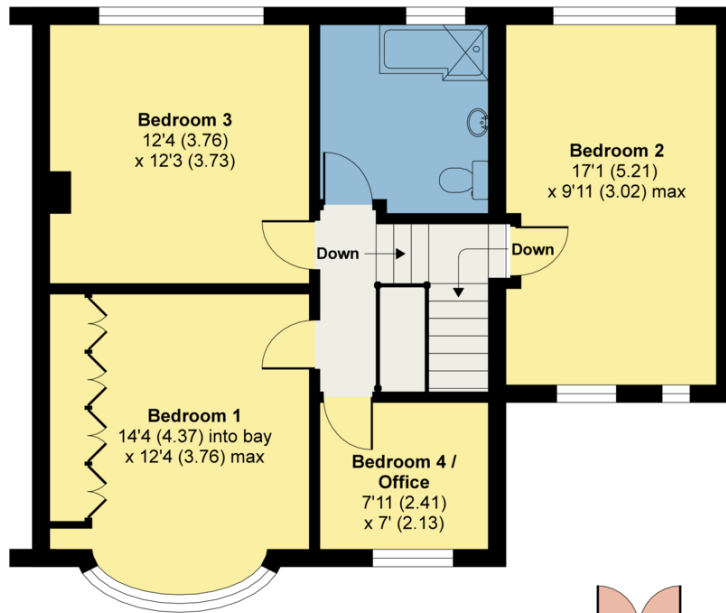
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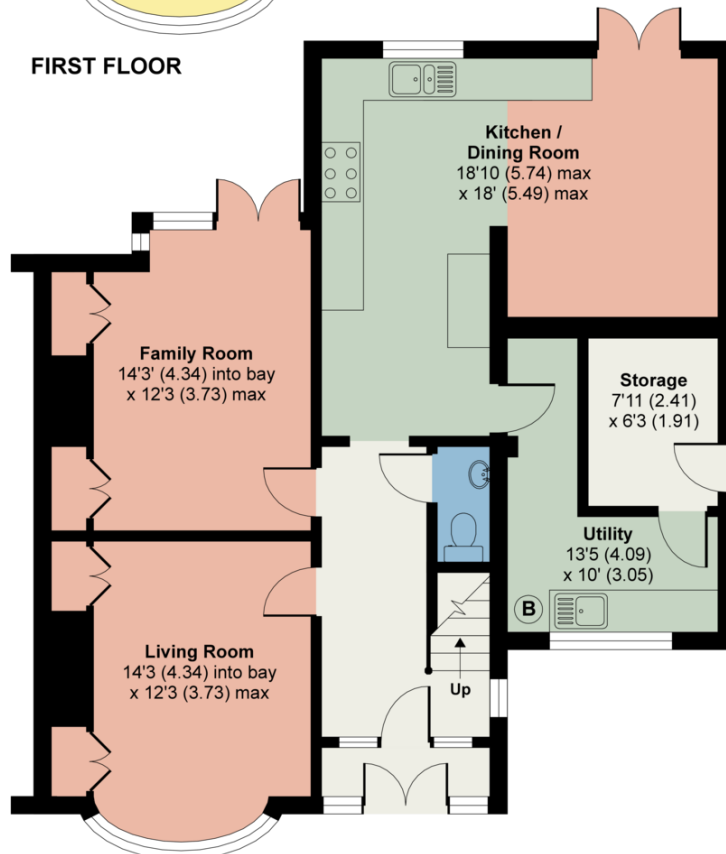
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Approximate Area = 1648 sq ft / 153 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 863683

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