



Hest Bank

£375,000

24 Sunningdale Avenue, Hest Bank, Lancaster, LA2 6DF

Introducing a welcoming semi-detached dormer bungalow located in the popular village location of Hest Bank. This charming home features four spacious bedrooms, living room with 1930's bay window and includes a sunroom that floods the property with natural light.

The vibrant and enclosed rear garden provides a serene retreat, perfect for relaxation and outdoor entertaining. With the added convenience of a carport and off road parking, this bright and light filled home has been lovingly maintained by the same family since 1964 and awaits a new family to call it home.

Quick Overview

Located in the Highly Sought After Village of Hest Bank

Semi-detached Dormer Bungalow

Four Bedrooms

Three Reception Rooms

Delightful Sun Room

Well Stocked Colourful Gardens

Carport and Off Road Parking

No Onward Chain

Easy Access to Transport Links

Ultrafast 1000Mbps* Broadband



4



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Ultrafast
Broadband



Carport & Off
Road Parking

Property Reference: C2293



Living Room



Living Room



Kitchen Diner



Kitchen

Location 24 Sunningdale Avenue is located in the charming and picturesque village of Hest Bank, nestled in the heart of Lancashire's scenic countryside.

Located just north of the historic city of Lancaster, Hest Bank boasts stunning views across Morecambe Bay and offers easy access to the nearby Lake District, the Forest of Bowland, and the Yorkshire Dales.

With its beautiful coastal walks, award-winning beaches, and excellent transport links, Hest Bank is the perfect location for those looking to enjoy the best of both worlds. Whether you're a nature lover, a keen walker, or simply seeking a peaceful retreat away from the hustle and bustle of city life, Hest Bank has something to offer everyone.

The village itself is home to a range of local amenities, including a post office, convenience stores, and several traditional pubs serving delicious home-cooked food. There are also a number of excellent schools in the area, making Hest Bank an ideal location for families.

With its stunning natural beauty, excellent transport links, and friendly community, Hest Bank is the perfect place to call home. So why not come and experience the magic of Hest Bank for yourself? We look forward to welcoming you!

Property Overview As you step through the entrance porch with its glazed door, you are greeted by a bright and welcoming entrance hall.

To the left of the hall, you'll find a cozy living room featuring a bay window that fills the room with natural light and provides a delightful view of the front. The room also boasts a focal fireplace, adding a touch of character. On the right side of the hall, you'll discover the first of four bedrooms. This room offers a box bay window, filling the space with light. The bedroom is also equipped with fitted furniture, ensuring ample storage space.

Continuing along the hall, you'll come across a convenient shower room located on the right. It features an in built vanity hand wash basin and a W.C, along with a storage cupboard and a walk-in shower enclosure. This well appointed shower room is designed to meet your daily needs.

Returning to the hall, you'll find the kitchen at the rear of the property. The kitchen is fitted with a range of wall and base units with complementary surfaces over, providing ample storage for all your culinary essentials. It features a stainless steel sink unit with a drainer, and there is space for a dishwasher, an upright fridge freezer, and a washing machine. The kitchen also includes a Stoves electric oven and grill, a 4 ring hob, and an extractor hood over. The breakfast style bar unit adds a practical and stylish touch to the space.

The dining area features a focal coal effect gas fireplace, creating a cosy ambiance. With a window seat, a cupboard in the chimney recess, and ample space for a dining table and chairs, this area offers everything you need for enjoyable meals with family and friends. The kitchen diner is bright and leads to the sunroom at the rear, providing a lovely view of the colourful garden.



Sun Room



Kitchen Diner



Bedroom One



Bedroom Four



Bedroom Three



Bedroom Two

The sunroom, accessible from both the kitchen and the hallway, offers a front row seat in which to enjoy the manicured garden, it allows you to fully appreciate the beauty of the surroundings while enjoying the comforts of indoor living.

A further ground floor bedroom can be accessed from the sun room and hallway and could be used as a second bedroom, a home office, a dining room, or even a playroom to suit.

Ascending to the first floor, you'll find a landing with access to the loft hatch. Turning left, you'll discover the upstairs cloakroom, which features an in built sink unit with a cupboard underneath, a W.C., and an array of storage options.

The bedroom located to the front of the property offers fitted furniture and a lovely elevated view over the neighbouring properties. It is a tranquil space that ensures privacy and comfort. The bedroom positioned at the rear enjoys delightful views of the garden, allowing you to wake up to a peaceful and serene setting.

Outside To the front of the property you will find laid lawn with flower and mature shrub borders which gives you a taste of what's in store to the rear.

The rear garden is a gardeners dream! Patio seating area in which to enjoy dining in the warmer months and a pergola at the top of the garden in which to sit and enjoy the array of colour. Laid lawn is delightfully framed by raised flowers beds with a delightful mix of mature shrubs, hedgerows and flowers. Well screened and stocked this wonderful retreat is the perfect place to relax and enjoy the surroundings.

Carport and Parking A tarmacked driveway leads down the side of the property to the car port at the rear which is screened from the garden with wooden climbers. To the rear of the carport you will find a glazed block built summerhouse, the perfect space for those who may enjoy arts and crafts or simply to watch the seasons change. At the rear of the summerhouse you will find a potting shed which offers ample space to store gardening tools.

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 fourth right turning and 24 Sunningdale is on your right towards the end of the cul de sac.

What3words [///command.arranger.cost](http://command.arranger.cost)



Rear Garden



Rear Elevation



Rear Garden



Car Port



Ordnance Survey 00740453

Accommodation (with approximate dimensions)

Living Room 21' 2" x 11' 2" (6.45m x 3.4m)

Kitchen / Diner 21' 5" x 12' 5" (6.53m x 3.78m)

Sun Room 14' 8" x 8' 11" (4.47m x 2.72m)

Bedroom One 12' 11" x 11' 2" (3.94m x 3.4m)

Bedroom Two 10' 10" x 8' 9" (3.3m x 2.67m)

Bedroom Three 12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom Four 9' 10" x 9' 1" (3m x 2.77m)

Summer House / Outbuilding 9' 1" x 9' 2" (2.77m x 2.79m)

Workshop / Shed 8' 11" x 6' 0" (2.72m x 1.83m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band C - Lancaster City Council.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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

Meet the Team

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Denotes restricted head height

Hest Bank, Lancaster, LA2

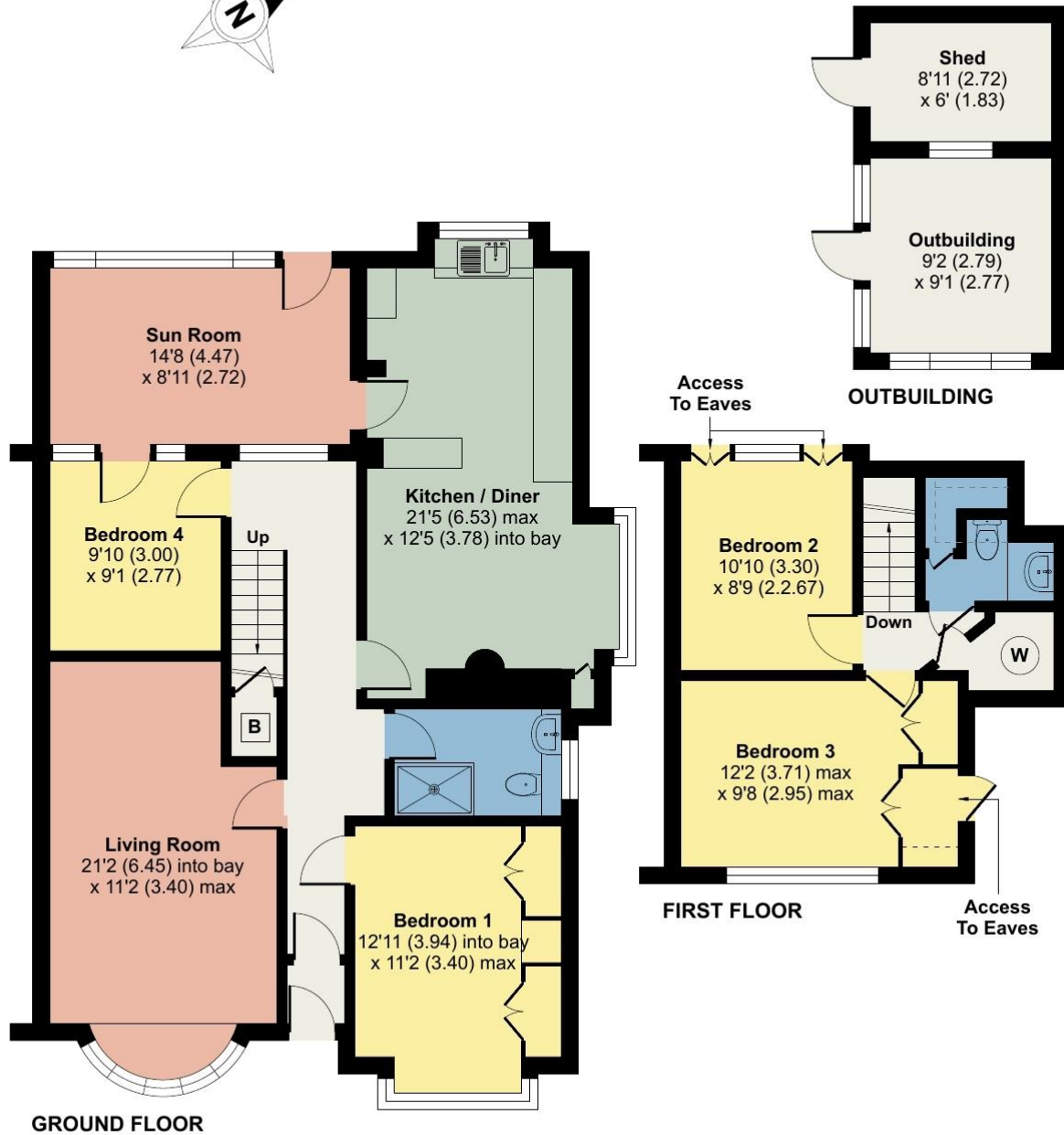
Approximate Area = 1381 sq ft / 128.3 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Outbuildings = 145 sq ft / 13.5 sq m

Total = 1541 sq ft / 143.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 988729

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