



## 8 Highfield Road, Grange-Over-Sands

Guide Price £345,000





## 8 Highfield Road

Grange-Over-Sands, Grange-Over-Sands

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Open Plan Living/Dining Room
- Fantastic Position Overlooking The Bay
- 3 Bedrooms
- Detached Bungalow
- Sought After Location

### Entrance Porch/ Hallway

11' 11" x 3' 8" (3.64m x 1.13m)

Accessed from the front garden, the porch leads through to the hallway. The electric meters are located here. There is also access to the loft hatch, Bedroom One and Two, the Living/Dining Room and the Bathroom. The loft hatch has a pull-down ladder leading to a large, part-boarded loft, with a Velux window.

### Living room/Dining room

25' 5" x 11' 5" (7.74m x 3.47m)

A generous open plan living/dining space with a picturesque bay window to the front aspect and also a large window looking out to the side of the property. The kitchen can be accessed from the dining room.

### Kitchen

10' 0" x 10' 6" (3.04m x 3.20m)

The kitchen which has a range of integrated appliances including a Hotpoint electric fan oven, 4 ring electric induction hob and a stainless steel sink with double drainers and a mixer tap with space for an upright fridge/freezer. This room also features a combination of base and wall units offering ample storage space. There are two windows to the rear elevation which look out onto the garden.

### Bedroom One

13' 5" x 10' 10" (4.10m x 3.30m)

A spacious double bedroom located at the front of the property with fitted wardrobes, featuring a large bay view window with views out to the estuary.

### Bedroom two/ Snug

11' 5" x 9' 10" (3.49m x 3.00m)

Currently used as a second reception room, bedroom two is located at the rear of the property with patio doors out to the garden.



### Bedroom Three

8' 8" x 7' 5" (2.65m x 2.27m)

A smaller double bedroom with double aspect windows and has access out to the garden. There is also built in storage and a small radiator.

### Utility Room

6' 10" x 9' 4" (2.08m x 2.84m)

The Utility Room is located at the rear of the property and can be accessed from the driveway. There is a stainless steel sink, space and plumbing for a washing machine and tumble dryer, and also a Worcester Boiler. Internal doors lead to the Wetroom, Bedroom Three and the Kitchen. Windows to the front and side aspect. Fuse Box.

### Bathroom

7' 10" x 5' 10" (2.38m x 1.79m)

The Bathroom comprises of a three piece suite with shower over bath. There is a radiator, a frosted glass window to the rear and an airing cupboard housing the hot water cylinder.

### Wet Room

7' 1" x 4' 6" (2.15m x 1.36m)

An additional bathroom, located next the the third Bedroom. There is a walk-in shower, wash basin, W/C. With a frosted glass window to the side and a radiator.

### Rear Garden

There is a pathway along the side of the property with leads you to the Rear Garden. The lower part of the Garden is a patio area which can be accessed also from Bedroom Two and Three. Steps lead to the top of the Garden which features views out across to the bay.





### Front Garden

The Front Garden is raised with well established and maintained plants, there are fantastic views over the bay. The driveway features a covered carport with a door leading into the Utility Room. Steps lead up from the driveway to the front entrance. The property also benefits from Solar Panels, which heat the hot water.

### Driveway

Ample parking for 3 vehicles on driveway.



## Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395  
38077 • [grange@arnoldgreenwood.co.uk](mailto:grange@arnoldgreenwood.co.uk) • [www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)