



4 Rockwell Gardens, Grange-Over-Sands

In Excess of £435,000



**ARNOLD
GREENWOOD**



4 Rockwell Gardens

Grange-Over-Sands, Grange-Over-Sands

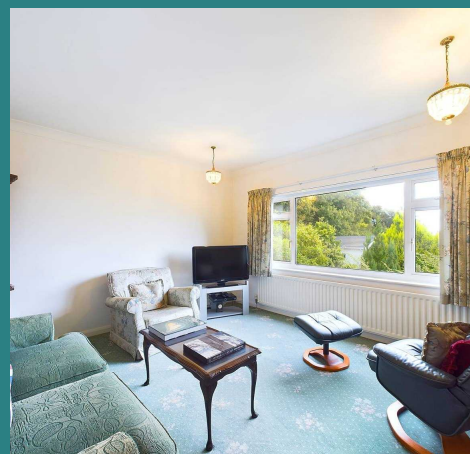
Nestled high above Grange town and offering elevated Morecambe Bay views, this exquisite 4-bedroom detached house epitomises elegant living. The spacious living room, enriched by terrace access and "Bay views", sets the tone for gracious entertaining, while the breakfast kitchen, dining room offer rear garden views. Boasting four well-proportioned bedrooms, including a master bedroom with en-suite and fitted storage, the property offers both comfort and luxury spread over two floors. You will find two reception rooms and the option for a third, two bathroom suites, one a modern shower suite and the the second a ground floor bath suite, both with separate W.C'S. The sought-after location close to local amenities, and proximity to Grange Over Sands mainline train station and Hampsfell Woods, making this residence the epitome of refined living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Living Room

14' 10" x 20' 0" (4.52m x 6.10m)

Generously sized light and bright living room, elevated bay views, featuring architect designed sky light windows to one side, windows and French door access to the terrace. Neutral décor, inbuilt book shelving and entry glass doorway with glass surround to flow light into the hallway. Gas fire inset into a marble hearth.

Kitchen

10' 8" x 11' 4" (3.26m x 3.45m)

Traditionally styled wood effect units, laminated worktops, sink/drain, large garden facing windows, electric hob and cooker. Plumbing for a dishwasher and integrated larder fridge. Neutral décor, outside access and large garden facing windows.

Dining Room

13' 4" x 8' 6" (4.07m x 2.60m)

Ideally spaced for a large dining table. Central pendant chandelier lighting, neutral décor large windows over looking the private rear garden and tiled terracotta flooring.

Bedroom Four / Reception Three

13' 9" x 11' 11" (4.19m x 3.62m)

Ideal as a ground floor bedroom or separate sitting room as its currently used. Large windows with garden views towards the bay. Neutral décor and inbuilt storage.

Porch

6' 5" x 3' 10" (1.95m x 1.17m)

Entry porch, terracotta flooring and inbuilt coats storage.

W.C

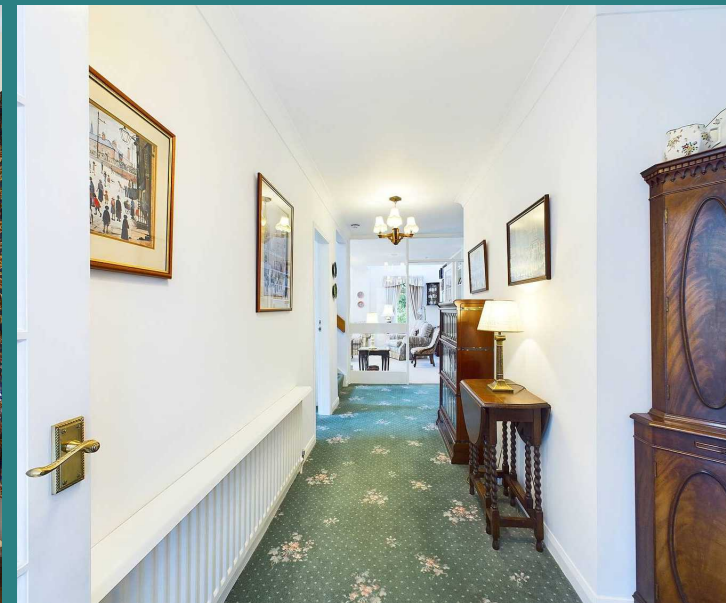
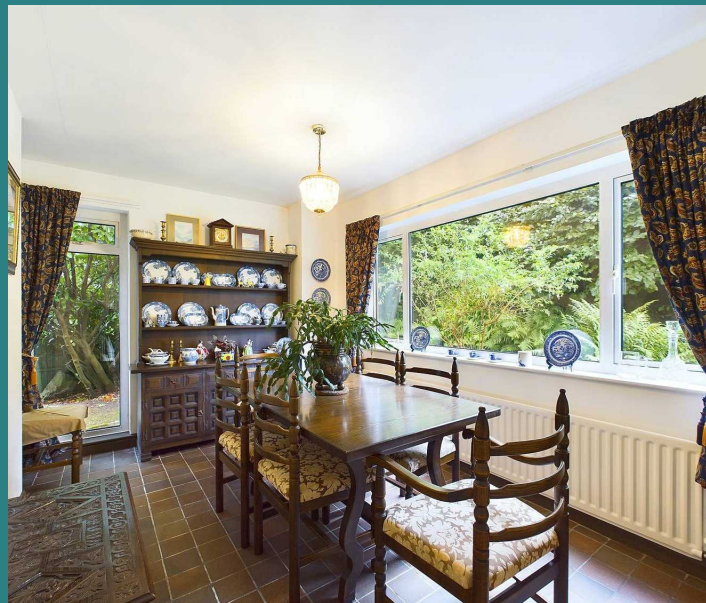
6' 5" x 2' 11" (1.96m x 0.90m)

Chevron style hardwearing flooring. Neutral décor ceiling mounted lighting with side facing obscured window. W.C and hand basin.

Ground Floor Bathroom

5' 9" x 7' 10" (1.76m x 2.39m)

Dual aspect high level windows, bath with shower above, featured tiling with hand basin and towel rail.





Bedroom One

10' 3" x 11' 11" (3.12m x 3.63m)

Bright and spacious double room with neutral décor, space for dressers and drawers. Benefitting from direct bay views.

Bedroom Two

10' 4" x 11' 9" (3.14m x 3.57m)

Bright and light with bay views, space for drawers and dressing tables, inbuilt storage area and access to an en-suite.

Bedroom Three

13' 10" x 9' 5" (4.21m x 2.87m)

Rear garden views, inbuilt storage, neutral décor, open space into the eaves.

Shower Room

5' 11" x 8' 7" (1.80m x 2.61m)

Corner shower cubicle, W.C. Hand basin, bidet. Hardwearing vinyl flooring, neutral décor and half tiled walls. Rear facing obscured window and ceiling mounted lighting.

W.C

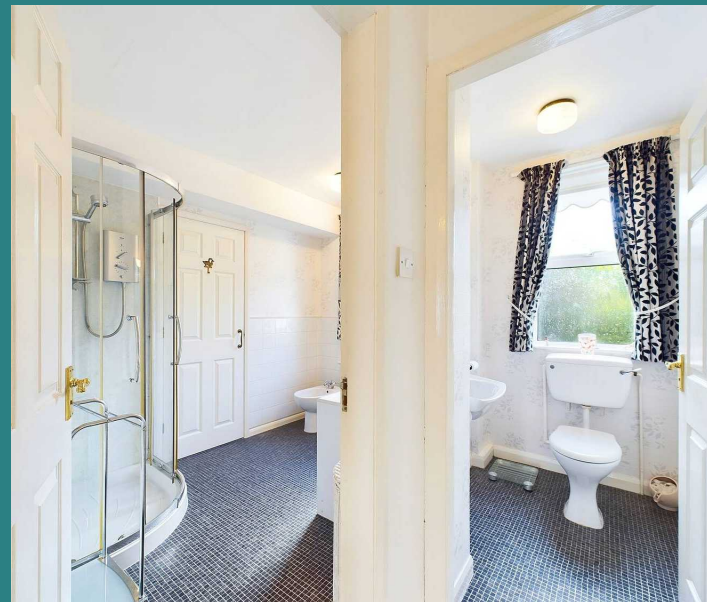
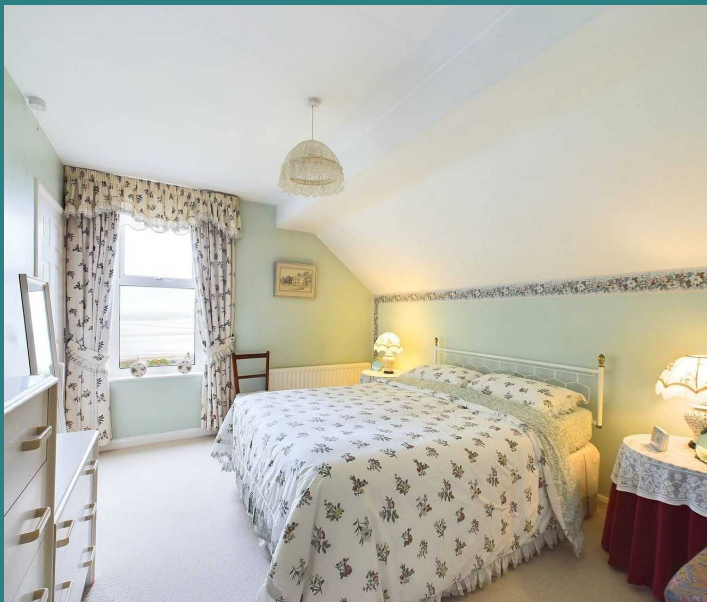
4' 2" x 5' 7" (1.28m x 1.71m)

Neutral décor. Rear facing obscured window and ceiling mounted lighting. W.C and hand basin.

En-suite

10' 7" x 7' 11" (3.22m x 2.42m)

W.C, bidet and wash hand basin. Sky light window and dressing table.



Garden

Outside, the property impresses with its extensive front and rear gardens, featuring a maintained lawn, charming rockery to the front, the grounds are well stocked with established planting and there is side access to the back garden. The rear garden is thoughtfully landscaped with trees and shrubs, offering various seating areas for relaxation. The front terrace provides the perfect spot for outdoor dining and entertaining and easily accessed via French doors from the living room creating the perfect balance of indoor outdoor living.

Garage

Single Garage

Driveway parking and garage with a electric roller door.

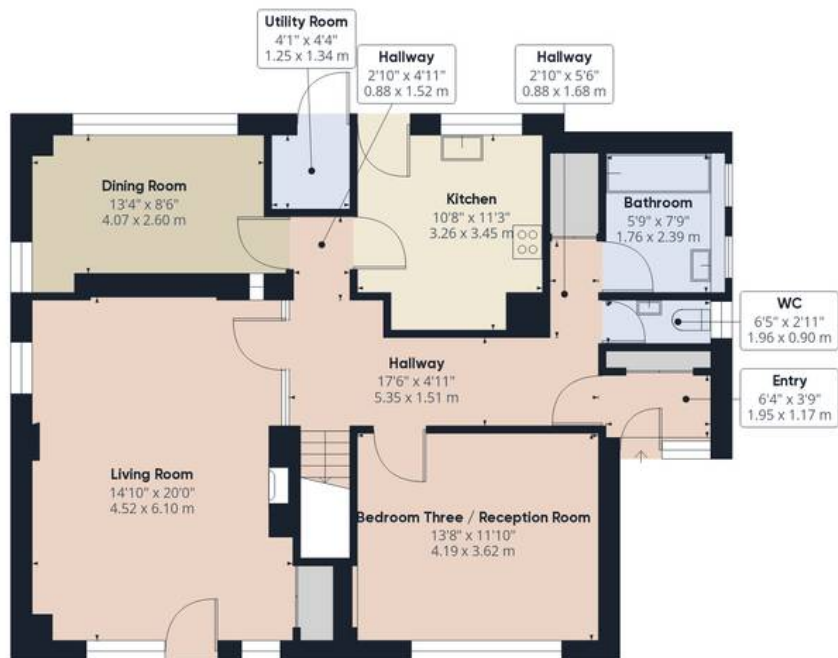
Driveway

3 Parking Spaces

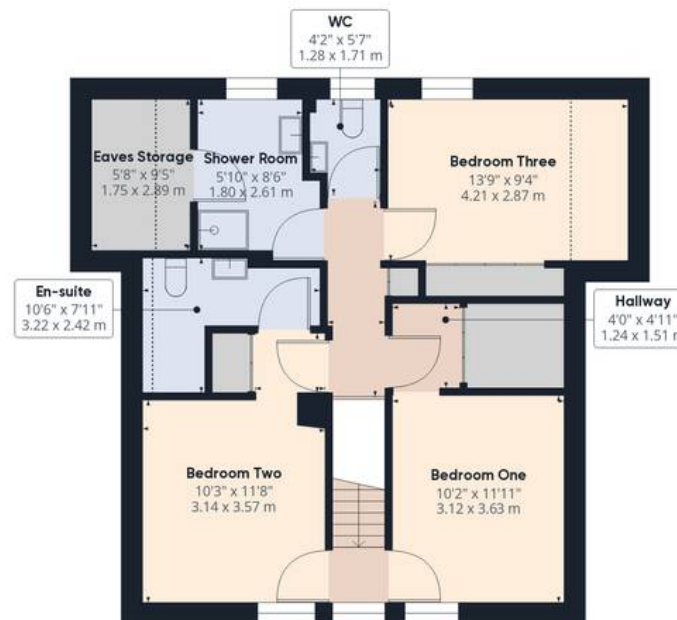
Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1868.18 ft²

173.56 m²

Reduced headroom

68.57 ft²

6.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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