

Morecambe

£475,000

22 Alston Drive, Morecambe, LA4 6QR

Welcome to 22 Alston Drive – a beautifully renovated, high-spec family home offering generous living space, modern design, and a great location. This exceptional detached property combines luxury with practicality, all set in the heart of Bare, a vibrant village with coastal walks, excellent schools, pubs, shops and transport links just moments away. From the moment you arrive, this home impresses. The stylish exterior, complete with sleek modern render, off-road parking, and energy-efficient solar panels (3.7kW), hints at the quality that continues throughout.

Quick Overview

- Well Proportioned Family Home
- Newly Renovated Throughout
- Open Plan Living Spaces
- Four Bedrooms & Two Reception Rooms
- Air Source Heat Pumps & Solar Panels
- Easy to Maintain Garden with Summer House
- Close to Local Amenities
- Sought After Village Location
- Ample Off Road Parking
- Ultrafast Broadband



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Ultrafast
Broadband

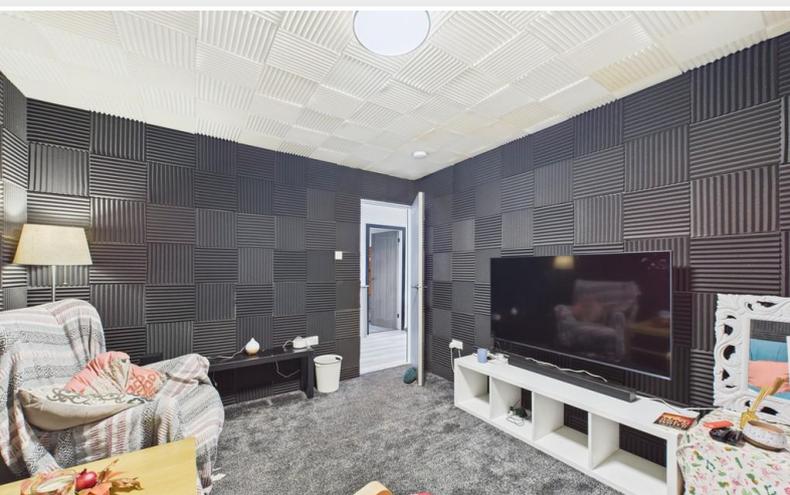


Off Road
Parking

Property Reference: C2589



Bedroom Two



Cinema Room



Office/Bedroom Four



Family Bathroom

Step inside and you're greeted by a bright, airy hallway that sets the tone for the thoughtfully designed living space beyond. The ground floor offers a versatile layout tailored for modern family living, with a series of well-appointed rooms that adapt effortlessly to your needs. At the front of the home, Bedroom Two is a spacious double with a pleasant front-facing outlook, one of the rooms has been transformed into a fully soundproofed cinema room, providing an ideal space for movie nights or can serve as a guest suite. Bedroom Four, a comfortable single, makes an excellent home office. There's also a beautifully finished family bathroom, complete with a built-in bath, sleek vanity unit, ambient floor-level lighting, and stylish tiling that lends a clean, contemporary feel.

At the heart of the home lies the impressive open-plan living space, designed with both comfort and practicality in mind. The sleek modern kitchen includes a large central island with breakfast bar, solid worktops, ample storage, and high-spec integrated appliances such as a dishwasher, induction hob with pop-up extractor. Appliances in the kitchen also include a Quooker tap and much more. There's also plenty of space for an American-style fridge freezer.

Flowing seamlessly into the lounge area, this part of the home is perfect for relaxing or entertaining, with a feature wall, ultra modern wrap around lighting, and a top-of-the-range Burley Fireball wood-burning stove adding both warmth and style. French doors lead directly onto a decked balcony, offering peaceful views of the garden and woodland beyond.

Upstairs, the principal bedroom suite is a luxurious retreat. This generously sized double room boasts a walk-in wardrobe with built-in furniture, remote-controlled lighting, and a high-end en-suite shower room complete with walk-in shower, vanity unit and WC. A rear-facing window provides tranquil views of the garden and surrounding woodland. Also on the first floor is Bedroom Three, another well-proportioned double with Velux windows, and a cosy snug area on the landing, ideal as a reading nook or second lounge space.

Outside, the rear garden has been thoughtfully landscaped for low-maintenance enjoyment. A raised decked balcony includes handy under-deck storage, while faux lawn, mature planting and a charming summer house with power supply make the space as practical as it is inviting. A private gate provides direct access to the woodland behind – perfect for dog walks or peaceful strolls. At the front, there's more faux lawn, well-kept borders and ample off-road parking, along with an EV charging point. The single garage has been transformed into a workshop, complete with a substantial 32ft built-in workbench and shelving.

The property also benefits from a range of premium features that enhance both comfort and efficiency. Air source heat pumps are installed in several rooms, providing eco-friendly heating throughout the home. The fully concreted undercroft offers extensive storage, while a brand new electrical system with twin consumer units and advanced circuit breakers ensures safety and future-proofing. Energy-efficient solar panels on the front roof pitch help to reduce running costs, and high-quality finishes can be found throughout every room.



Kitchen



Lounge



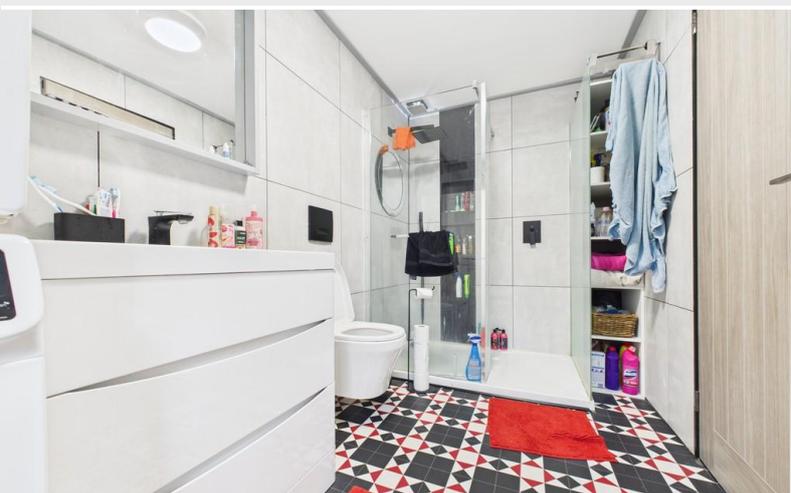
Lounge



Landing/Snug



Bedroom Three



En-Suite

This is far more than just a house – it's a thoughtfully designed, future-ready family home in one of Bare's most desirable locations. With flexible living space, beautiful surroundings, and top-tier eco credentials, 22 Alston Drive is a unique opportunity to own something truly special.

Accommodation with approximate dimensions

Entrance Hall 5' 8" x 14' 6" (1.73m x 4.42m)

Kitchen Diner/ Lounge 29' 3" x 20' 6" (8.92m x 6.25m)

Bedroom Two 12' 4" x 11' 4" (3.76m x 3.45m)

Cinema Room 12' 3" x 10' 7" (3.73m x 3.23m)

Office/Bedroom Four 10' 3" x 10' 7" (3.12m x 3.23m)

Family Bathroom 9' 9" x 6' 7" (2.97m x 2.01m)

First Floor

Bedroom One 16' 0" x 10' 11" (4.88m x 3.33m)

En-Suite 5' 9" x 11' 0" (1.75m x 3.35m)

Landing/Snug 15' 5" x 10' 1" (4.7m x 3.07m)

Bedroom Three 13' 11" x 10' 4" (4.24m x 3.15m)

Garage

Summer House

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council.

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

Directions From the Hackney & Leigh Carnforth Office, turn right onto market street, turn right at the traffic lights onto Lancaster Road and continue straight, at the mini roundabout, continue straight ahead. Stay on the A6 through Bolton Le sands for approx 2 miles until you reach the traffic lights for Coastal Road. Turn right onto Coastal road and continue straight, driving down The Promenade for approx 2 miles, when you reach The Bow Window Cafe, turn left onto Princes Crescent and continue onto Bare Lane. Once you see Bare Lane Train Station, take the first left onto Fairhope Avenue and straight Right onto Low Lane, continue on Low Lane for approx 300 yards and turn left onto Alston Drive, number 22 is toward the end on the left.

What3Words ///this.broom.banana

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Garden



Garden



Ordnance Survey

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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Floor 0

Approximate total area⁽¹⁾
 153.3 m²
 1652 ft²

Reduced headroom
 9.2 m²
 100 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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