



Rockray, Cardrona Court, Grange-over-Sands
Asking Price £340,000

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Thomson Hayton Winkley



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A well proportioned detached bungalow located on the fringe of Grange-over-Sands. Having a sitting room, kitchen, dining room, three double bedrooms, bathroom, en suite, conservatory, sun room, substantial attic room with storage, garage, gardens and off road parking for two vehicles.







ACCOMMODATION

Rockray is a very well proportioned detached bungalow pleasantly tucked away in a peaceful area on the fringe of Grange-over Sands where shops, cafes, a post office, butchers, bank and the railway station are amongst the many amenities available there. The seaside town is served by Grange-over-Sands and Kents Bank railway stations, has good bus route links and offers easy access to the Lake District National Park and the M6.

The well presented accommodation briefly comprises an entrance hall, sitting room, kitchen, dining room, three double bedrooms, with one having an en suite shower room, a bathroom and conservatory. There is a substantial attic room and attic storage which offer great potential for development subject to necessary planning consent. The bungalow has double glazing and gas central heating throughout.

Outside offers a sun room, garage, off road parking and well maintained gardens to the front and rear.

ENTRANCE HALL

22' 4" max x 13' 3" max (6.81m x 4.04m)

Double glazed door with adjacent double glazed window, two radiators, built in cupboard, access to attic room with drop down ladder.

SITTING ROOM

13' 11" max x 13' 10" max (4.26m x 4.24m)

Double glazed French doors with adjacent double glazed windows, radiator, living flame gas fire to granite hearth and back panel with painted surround, coving, television point, telephone point.

KITCHEN

13' 10" x 8' 10" (4.24m x 2.70m)

Double glazed window, radiator, base and wall units, sink, built in oven, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, under wall unit lighting, tiled splashbacks.

UTILITY STORE

3' 4" x 2' 8" (1.04m x 0.83m)

Light and power, gas combination boiler, fitted shelving, space for freezer and microwave.

DINING ROOM

13' 11" x 8' 10" (4.25m x 2.71m)

Double glazed window, radiator.

CONSERVATORY

13' 7" max x 11' 6" max (4.16m x 3.52m)

Double glazed French doors, double glazed windows, double glazed roof, radiator, wall lights.





BEDROOM

13' 4" x 10' 11" (4.07m x 3.33m)

Double glazed window, radiator, good range of fitted wardrobes.

EN SUITE

12' 9" max x 3' 4" max (3.91m x 1.03m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, fitted mirror, wall unit with lighting and shaver point, extractor fan, recessed spotlights, tiling to walls and floor.

BEDROOM

14' 2" max x 11' 10" max (4.32m x 3.63m)

Double glazed window, radiator.

BEDROOM

11' 10" max x 11' 10" max (3.63m x 3.61m)

Two double glazed windows, radiator, fitted desk/dressing table and shelving, television point, telephone point.

BATHROOM

8' 9" x 5' 5" (2.69m x 1.66m)

Two double glazed windows, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower, fitted mirror with lighting and shaver point, fitted glass shelf, extractor fan, recessed spotlights, tiling to walls and floor.

ATTIC ROOM

17' 2" max x 9' 0" max (5.25m x 2.75m)

Double glazed Velux window, radiator, light and power, fitted base units.

ATTIC STORAGE

19' 2" max x 9' 0" max (5.86m x 2.75m)

Light and power, partial boarding.

SUN ROOM

9' 6" x 9' 0" (2.90m x 2.76m)

Double glazed door, double glaze window, UPVC roof, light and power, tiled flooring.

GARAGE

15' 8" x 10' 2" (4.78m x 3.10m)

Up and over door, light and power, fitted shelving.

OUTSIDE

Rockray offers delightful gardens to both the front and rear which include paved seating areas, a pond with pergola, established shrubs and well stocked beds and a water supply. There is a sun room located to the side of the bungalow and driveway parking for two vehicles at the front.

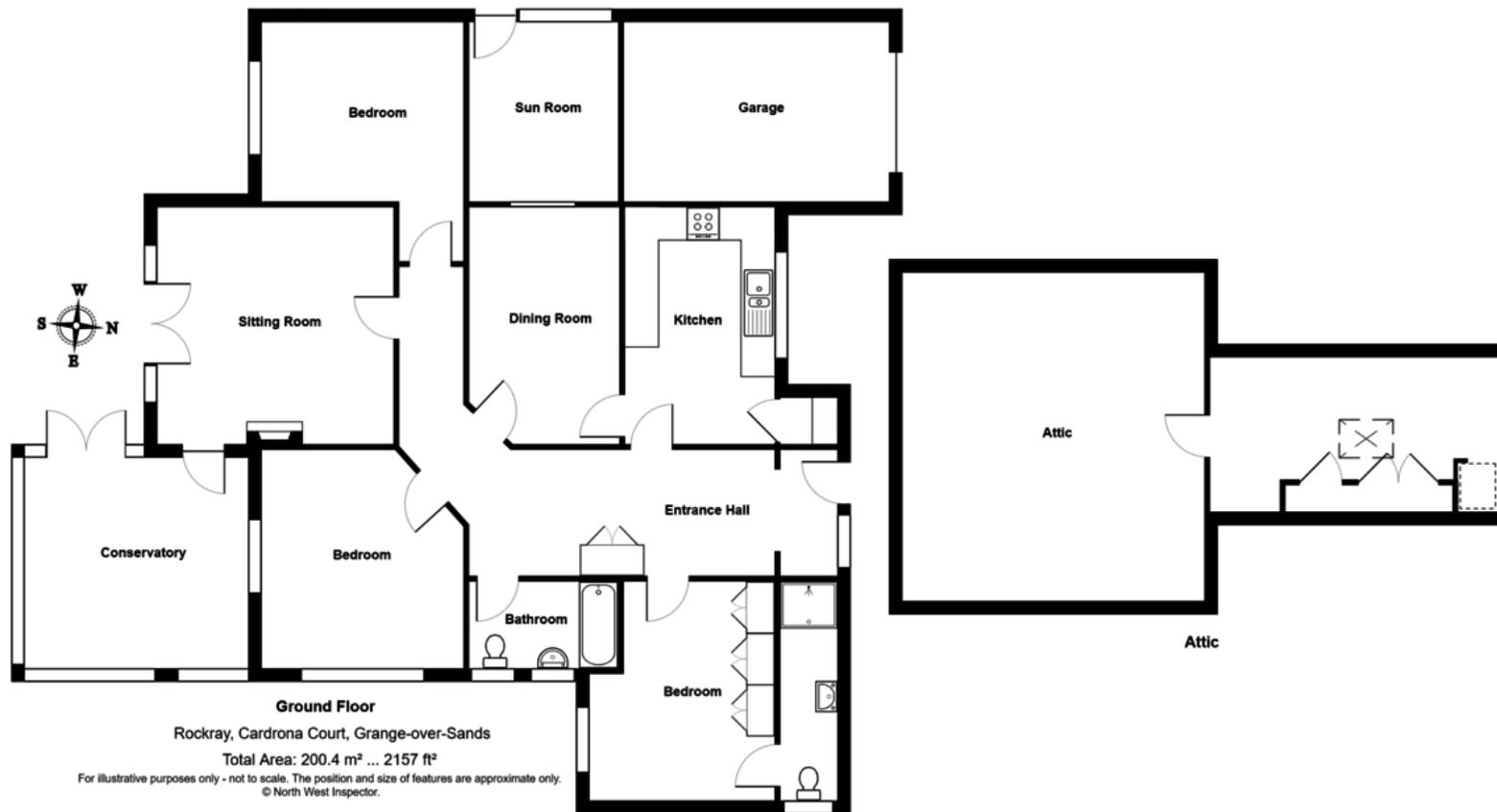
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Energy Performance Certificate

Rockray, Cardrona Court, GRANGE-OVER-SANDS, LA11 7AW
 Dwelling type: Detached bungalow Reference number: 0848-2833-7449-8868-2315
 Date of assessment: 07 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 April 2016 Total floor area: 101 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,024
Over 3 years you could save	£ 618

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 189 over 3 years	
Heating	£ 2,295 over 3 years	£ 1,839 over 3 years	
Hot Water	£ 483 over 3 years	£ 378 over 3 years	
Totals	£ 3,024	£ 2,406	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
A (85-95)	B (82)	82	G (35-45)
B (82-85)			
C (79-82)			
D (76-79)			
E (73-76)			
F (70-73)			
G (67-70)			

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 315
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Solar water heating	£4,000 - £8,000	£ 105

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.co.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS
 From Grange take the B5277 towards Allithwaite, pass Oversands View development on the left and take the next left into the entrance signposted for Cardrona Court. Continue around to the right to find Rockray located on the left.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and can not be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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