



4 Pengarth, Grange-Over-Sands
£720,000



Your Local Estate Agents **Thomson Hayton Winkley**





4 Pengarth

Grange-Over-Sands

A very well proportioned modern family home with substantial outdoor space pleasantly located on a small development with similar properties on a private cul-de-sac. Situated in an elevated position within Grange-over-Sands having views of the bay from the first floor in the winter months and from the garden. There are many amenities available within the coastal town which include shops, cafes, a post office, banks, a butchers, bus services and the railway station to name just a few and the Lake District National Park, the market town of Kendal and road links to the M6 are all within easy reach.

The immaculately presented accommodation, which has been finished to a very high standard, briefly comprises an entrance hall, sitting room, an excellent dining kitchen, utility room, cloakroom and access to the garage on the ground floor and four bedrooms, with one being en suite, a four piece family bathroom, and ample storage to the first floor. The property benefits from double glazing, gas central heating and an EnviroVent household heat recovery system throughout.

The current owners have purchased additional land to the side of the property which is a beautiful wooded area. There is also a garage and ample off road parking.



- Detached property
- Far reaching views
- Sitting room

GROUND FLOOR

ENTRANCE HALL

14' 3" x 9' 3" (4.34m x 2.83m)

Both max. Double glazed door, double glazed windows, radiator, internal door to garage.

CLOAKROOM

5' 5" x 4' 4" (1.66m x 1.31m)

Both max. Radiator, W.C. wash hand basin, partial tiling to walls, built in understairs storage.

SITTING ROOM

17' 9" x 16' 5" (5.41m x 5.00m)

Both max. Double glazed windows, two radiators.

KITCHEN/DINER

18' 4" x 16' 7" (5.59m x 5.05m)

Both max. Double glazed sliding door to conservatory, two double glazed windows, radiator, good range of base units, breakfast bar with sink, integrated double oven, gas hob, extractor/filter over, integrated fridge freezer, integrated dishwasher, recessed spotlights.

UTILITY ROOM

7' 9" x 7' 4" (2.35m x 2.24m)

Both max. Double glazed door, double glazed window, radiator, stainless steel sink, plumbing for washing machine, gas combi boiler.



FIRST FLOOR

LANDING

11' 10" x 5' 0" (3.61m x 1.52m)

Both max. Double glazed window, double glazed Velux window, radiator, built in airing cupboard.

BEDROOM

17' 11" x 16' 5" (5.45m x 5.00m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

EN-SUITE

9' 9" x 4' 9" (2.97m x 1.44m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

14' 10" x 13' 1" (4.52m x 4.00m)

Both max. Two double glazed windows, radiator, fitted wardrobes.

BEDROOM

12' 3" x 11' 7" (3.73m x 3.52m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

BEDROOM

9' 7" x 7' 8" (2.91m x 2.34m)

Both max. Double glazed window, radiator.

BATHROOM

8' 10" x 7' 1" (2.70m x 2.15m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, recessed spotlights, tiled flooring.





OUTSIDE

The property has beautifully well kept gardens with a generous sized garden to the rear which is enclosed with well established hedges and tree. There is a well kept lawn, stocked borders, gravelled paths leading to a patio seating area and shed. The garden also has access to the forest which is owned by the property. To the front is a landscape garden to the side with a circular gravelled seating area surrounded by stocked borders and a well kept lawn. Ample driveway parking to the front.

GARAGE

19' 42" x 13' 58" (5.92m x 4.15m) Electric up and over garage door, boiler, light and power.

EPC RATING C**SERVICES**

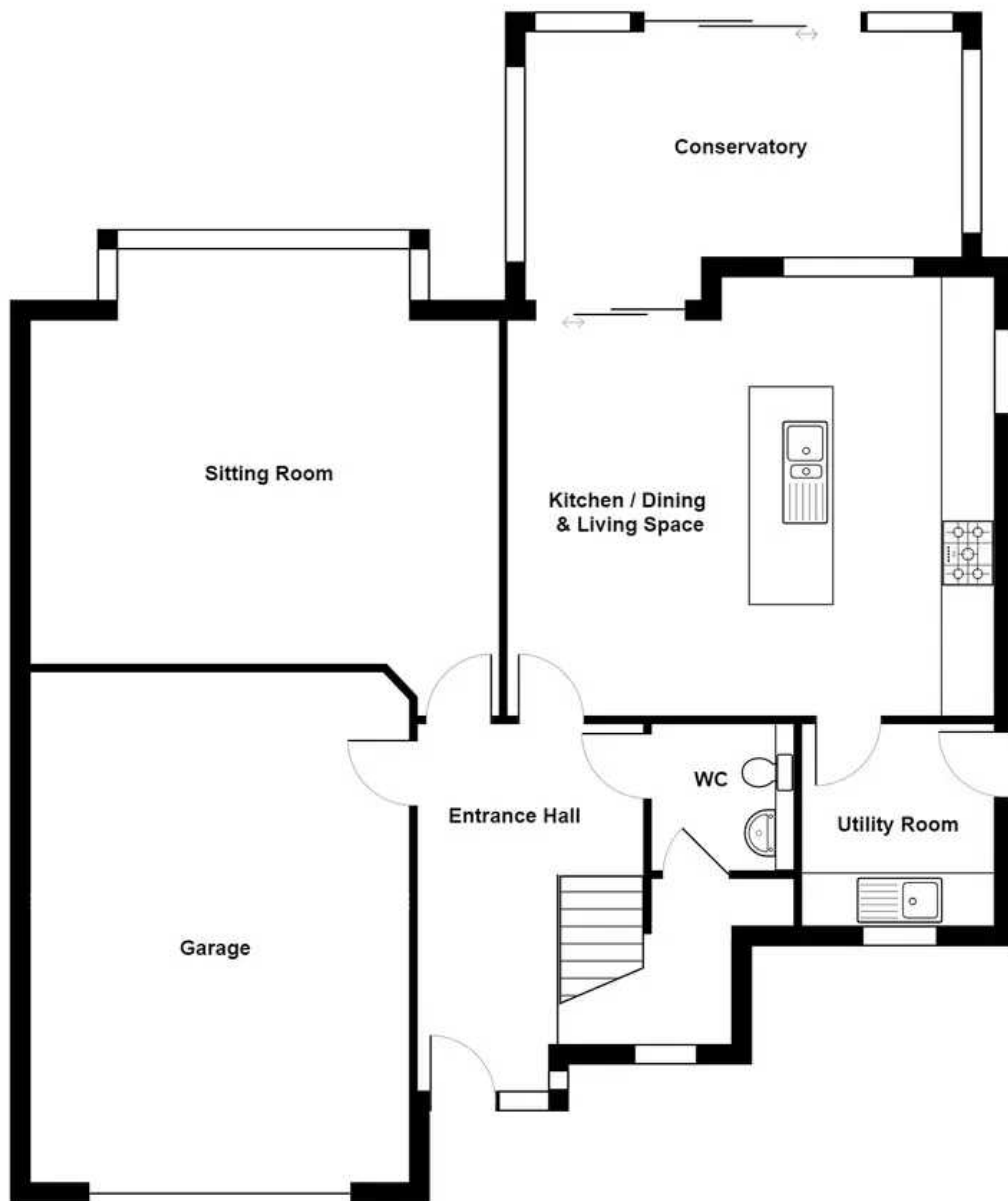
Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND F**TENURE: FREEHOLD****DIRECTIONS**

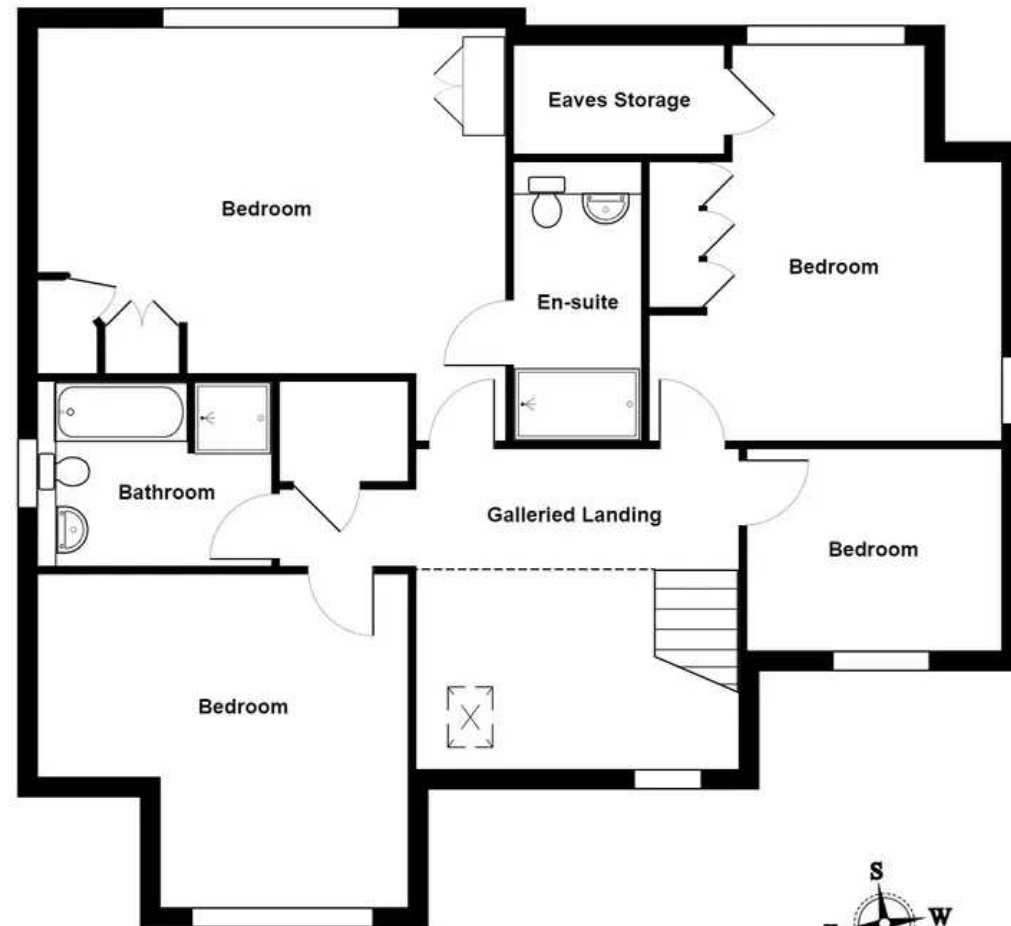
From our Grange over Sands office proceed over the cross roads onto Grange Fell Road, continue up the hill and turn right onto Ashmount Road, turn left into Pengarth and follow it round to the left where 4 Pengarth is located.

WHAT3WORDS: treetop.salads.wink





Ground Floor



First Floor



4 Pengarth, Grange-over-Sands

Total Area: 210.6 m² ... 2266 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



Your Local Estate Agents Thomson Hayton Winkley



THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **ThomsonHaytonWinkley**

