

## Seymour Grove

£550,000

This contemporary four-bedroom property is found on a prestigious modern development in sunny Heysham. The detached family home sits in the perfect spot, with Heysham village down the road, including the peaceful Half Moon Bay, and the Strawberry Gardens strip just moments away.

Surrounded by great local amenities, well-rated primary schools and with excellent transport links, this property will make your perfect family home. Built in 2015, this home provides a haven within the busy town, tucked away down a peaceful grove.

Approaching the property, you are met by the large, paved drive, and the impressive front elevation, including the double garage door found to the left. Upon entering the property, a welcoming entrance hall.





Stepping in, onto the Karndean flooring, WC facilities are found to the left, and access to the lounge on your right. Cold winters are made much less bitter with the underfloor heating installed throughout the ground floor to welcome you home.





Boasting a beautiful box bay window, the cosy living room is both homely and spacious, and is an excellent entertaining space, as well as being a fabulous room for more intimate family nights in.



Back into the hall, double doors welcome you to the impressive Kitchen/Dining area. Undoubtedly the focal point of the home, this space is finished immaculately, with a modern open-plan design, high-gloss furniture, and a stunning kitchen island.



French doors open to the rear enclosed garden, with Indian stone paving and turf. It is the perfect outdoor space for families with young children and pets.



Up to the first floor, the master suite offers a stunning ensuite as well as dressing room, easily used as walk-in wardrobe space or a vanity.



The second bedroom has a matching ensuite, serving as an excellent guest room.

Bedrooms three and four are both large double rooms, so are perfect for growing families.



The first-floor bathroom is a stunning contemporary four-piece suite, with a free-standing bath, walk-in shower, and a stunning hand wash basin, alongside WC.



## Entrance Hall

A welcoming entrance hall, with WC facilities, Kardean flooring, underfloor heating, and an under-stair storage cupboard, perfect for coat and shoe storage

## WC

A handy WC with a hand wash basin, toilet, and heated chrome towel rail.



## Kitchen/Diner

5.7 x 9.04 MAX

A stunning kitchen/diner, with a contemporary open plan lay out. Fitted high-gloss kitchen furniture throughout, including a central kitchen island with integrated breakfast bar. Integrated appliances include an inset sink & mixer tap, NEFF cooker, dishwasher and freezer, a large LG American-style fridge-freezer, and an induction hob with a pop-up extractor unit. The dining space boasts double French doors, space for a large dining table, and a cosy sofa area.



## Lounge

4.67m x 5.64m MAX

A cosy lounge, with plenty of space for entertaining. A box bay window lined with venetian blinds lights the room, and a focal multi-fuel stove stands to one side.



**Master Suite**  
4.19 x 3.08  
(Ensuite 1.7 x 1.57)

A stunning master suite, with built-in storage cupboards, a dressing room and a contemporary ensuite, comprising of a three-piece suite, tiled floor-to-ceiling, finished in white and similar neutral tones.



**Bedroom Two**  
3.58 x 2.92  
(Ensuite 1.7 x 1.57)

A large double room, with an attached Ensuite of the same size and finish as the master, with a heated chrome towel rail and walk-in shower.



**Bathroom**  
2.21 x 2.61

A gorgeous four-piece suite, immaculately tiled floor to ceiling, comprising of a beautiful free-standing bath, including a centre mixer tap, a large walk-in shower, an elegant hand wash basin and WC.







### Bedroom Three

3.1 x 3.7

A good-sized double room, with venetian blinds and excellent views across Heysham



### Bedroom Four

3.58 x 2.6

Another double room, with the same venetian blinds found throughout the property, and great views of the surroundings.

### Garage

5.6 x 5.6

A grand double garage with electric up-and-over doors, fully power, pedestrian access from the kitchen and rear garden, workspace, sink and plumbing for a utility area.

### Rear garden

An enclosed garden, with Indian stone paving, turfed area and a small timber shed. Accessed via the garage pedestrian door, double French doors from the Kitchen/Diner, or via the gates from the front of the property.

### Driveway

A vast, paved driveway, welcoming you to the home. Plenty of space for off-road parking, and access to the double garage via electric up-and-over door. Small patch of lawn and a pebbled strip.

### Additional Information

Tenure: Freehold  
Council Tax Band E (Lancaster City Council)  
Mains: Water, Drainage, Gas and Electric  
uPVC Double-Glazed Windows throughout  
Karndean Flooring throughout  
Fitted Underfloor Heating (Ground Floor)





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## ESTATES.

GROUND FLOOR  
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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