

Tudor Villa, Sunnyfield Avenue

£475,000

Found just outside of Morecambe and its wealth of amenities, this four-bedroom detached home is moments from the famous Morecambe promenade, providing excellent views across the bay and an abundance of walking and cycling routes. Nearby Hest Bank and Bolton-le-sands are two popular areas for scenic walks and restaurants amongst the locals.

Bare train station is found just a few minutes away, and regular buses to Lancaster & beyond travel through the area, creating excellent transport routes. The new bay gateway also allows for efficient access to the M6 motorway, perfect for commuters seeking to avoid peak times traffic.

Approaching the property, you are greeted by an impressive front elevation, upholding the character of the original build in 1925. Restoration of original features has been the focus during the modernisation of this property.





A large entrance porch welcomes you to the home, where you are greeted with a spacious entrance hall. The living room and dining room are found to the left and right, with the enormous kitchen straight ahead. The lounge provides an attached study/office space, and the kitchen holds a WC and attached porch, providing access to the huge rear garden.



The first floor comprises of a large landing, with access to four double bedrooms and a family bathroom with separate WC.



Externally, this character-filled property boasts a gigantic rear garden, including a rockery, patio, and a pond, as well as a sheltered hot tub area – what a space for entertaining!



This huge garden extends into a magical green space, perfect for young families, with mature trees and bushes, a vegetable patch, and a small greenhouse – perfect for those with green fingers!





Entrance hall

A welcoming hall leading you inside the property from the striking glass-paned entrance vestibule. Restored teak flooring is laid throughout, into the living and dining room.

Lounge

A gorgeous living area with a large window overlooking the front elevation, a multifuel stove as the focal point of the room, and an attached sunroom to the rear.



Study/Sunroom

A beautiful sunroom which would be perfect for use as a home office or study space, or simply a beautiful additional space to relax, with access to the rear garden.

Dining Room

A stunning dining space filled with light by a beautiful bay window, plenty of space for a large dining table and a feature fireplace standing proudly as the focus of the room.





Kitchen

A wonderful, modern kitchen, fitted with bespoke oak units, granite worktops and a range of high-end appliances, including a range cooker and a hot water tap. The central kitchen island doubles as a breakfast bar, utilising the floor space miraculously. The integrated sink overlooks the rear garden, whilst an abundance of natural light pours into the space through sash-style windows.



Porch

A wonderful light-filled porch allowing access to the rear garden from the kitchen, and the attached WC.



Landing

A large landing space with a huge portrait window lighting the stairs and upper floor.

Bedroom One

A generous master bedroom with plenty of natural lighting from a beautiful bay window and an abundance of space for bedroom furniture



Bedroom Two

A good-sized double room with views over the rear aspect, allowing one to see over toward the orchard section of the garden.



Bedroom Three

One of the two smaller rooms, perfect for a young child's room or guest room. Space for a double or single bed - perhaps bunk beds!

Bedroom Four

The final room with its own access from the split-level staircase, with a large window overlooking the quiet avenue to the front of the property.



Bathroom & WC

A gorgeous bathroom comprising of a cast iron bathtub, keeping up with the classic feel of the property, an overhead shower and lined with wonderful original tiles from the early 1900s. A detached WC allows toilet access when bath facilities are in use.

Garage

A large, detached garage space, providing plenty of room for car or general storage, with an electric up-and-over garage door installed.

Wood Store

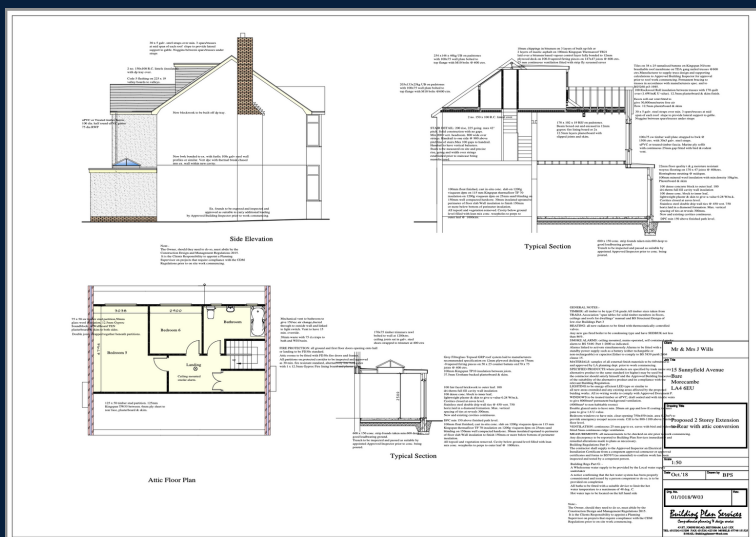
A lean-to style wood store to the right-hand side of the property. Accessed via the rear garden.

Entertaining Space

A wonderful sheltered hot tub area, perfect for entertaining and relaxing evenings spent at home.

Garden

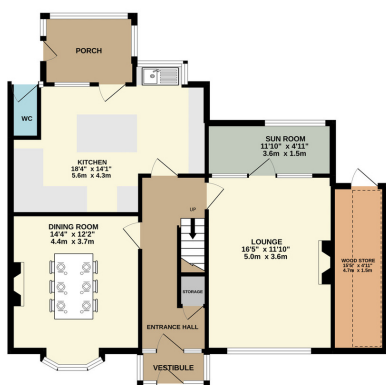
This miraculous garden is made up of multiple zoning areas, including a pond, rockery and patio. At the end of the garden, a magical orchard opens, spanning far left and right. The perfect place for young & adventurous kids to explore, or for football-fanatics to set up their own pitch. Green-fingered? This garden is perfect for you, too. Mature fruit trees line the orchard, as well as a vegetable patch, potting shed and greenhouse.



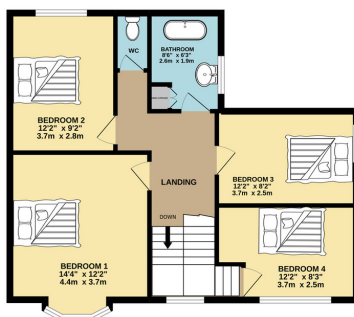
An exciting proposition to the property which would enable a huge expansion of the downstairs living spaces. The vendors originally planned this development a few years ago and planning has now lapsed but these plans show the potential for Tudor Villa.



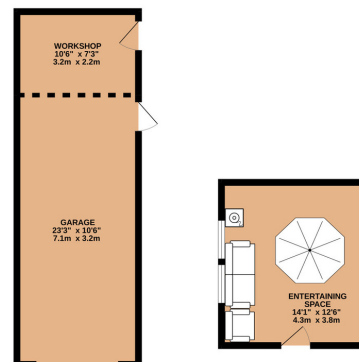
GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



EXTERNAL
496 sq.ft. (46.1 sq.m.) approx.



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