

39 Roeburn Drive

Grosvenor Park, Morecambe, Lancashire, LA3 3RY

£200,000



Beautifully presented throughout, this enticing detached home is tucked away at the far end of a quiet road, just footsteps away from the cycle track. Inside there are three bedrooms and the stylish kitchen diner is open to the fantastic conservatory. Full of light and style this home offers a fresh interior and contemporary finishes.

A brief description

This contemporary family home enjoys a fantastic position set at the end of Grosvenor Park.

The ground floor features a handy wc, a generous sized living room and a beautifully designed kitchen diner which is open plan to the conservatory which is used as a further seating area.

Up on the first floor the master bedroom offers an en-suite shower room. The second bedroom is also a double room which has been tastefully decorated and there is a single room. The bathroom offers a three piece suite in white.

Externally the home boasts immaculate, low maintenance gardens with not one, but two decked seating areas in the rear garden. Off road parking is available and this leads to the garage at the far end of the driveway.



Key Features

- Detached Family Home
- Spacious Living Room
- Kitchen with Space to Dine
- Conservatory to the Rear
- Low Maintenance Garden
- Driveway and Garage with Power
- En-Suite to the Master Bedroom
- Ground Floor WC and Bathroom
- Close to Local Amenities

A little about the location

Grosvenor Park was built in the early 1990's and has since become one of the most desirable and sought after areas to live. Located mid way between Lancaster and Morecambe the area has its own junior school and is across the road from the Lancaster and Morecambe college.

Via Morecambe Road you can access both the seaside town of Morecambe or the bustling city of Lancaster and the M6 link road is just around the corner. Other local amenities include an Asda and Aldi supermarkets along with Salt Ayre sports centre just around the corner. This home also has very handy access onto the cycle track just at the head of the cul de sac.

A really popular place to live with a great mix of property and people.





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Ground floor rooms

The main entrance to the front of the home opens into a rather welcoming hallway with its neutral tones creating a bright and airy feel. Just on your right hand side is the downstairs wc which is very handy to have in a family home and the stairs are straight ahead of you.

Stepping through to the main living area you are greeted by an exceptionally well presented area where you could relax and unwind after a long hard day. This room has a rather stylish pebble effect gas fire complete with a contemporary surround. The crisp, contemporary decoration helps to create a bright feel and the large double glazed window looks out onto the front of the home. Access through to the kitchen diner is to the far end of the room.

The streamlined, contemporary kitchen has been recently fitted by the owners and will be a real delight to work in. The high gloss finished units provide all the storage you will require and there is ample work space for those who love to cook. Space is available for all the white goods and there is even space for a gas stove. There is also enough space to dine, making this the perfect space for entertaining or simply just to enjoy a meal with the family in the evening.

Open plan to the kitchen diner is the conservatory which the owners again has had built. The glass has been filled with Argon which helps to improve performance by reducing conductive and convective heat transfers. This space is ideal to just relax in and enjoy looking out over the low maintenance garden. It really is an extra bonus which could be enjoyed by the whole family. Double opening French doors will entice you to the outside space during the summer months.

Up to the first floor

Once you have seen all there is to see downstairs we will then lead you upstairs to the landing area which allows access to the loft space and also doors open to all the rooms available.

The inviting master double bedroom is where we will discuss first. This tastefully decorated room will be the perfect retreat to relax in. The room has two double glazed windows which both look out over the front garden and towards the greenery of the mature trees on the cycle track. The master bedroom also has the added benefit of having an open archway which leads you into the en suite area. This space has been cleverly fitted with a two piece suite which has a walk in shower cubicle and a had wash basin. There is also a built in cupboard which will be ideal to store your towels and bedding.

The second bedroom is also a generous sized double room which once again sees the continuation of the stylish decoration. This room has a pleasing aspect overlooking the garden at the rear of the home. There is also a well proportioned single room which also looks out onto the garden to the rear of the home.

The final room on the first floor is the bathroom which has been fitted with a modern three piece bathroom suite in white with a P-Shaped bath which has a shower above to give you the best of both worlds and there is a curved glass shower screen. The room has been partially tiled which features a decorative border and a frosted double glazed window helps to create a bright feel.

What we like

If you love to entertain then you will love this home.

The kitchen, diner and conservatory are all open plan, creating a simply fantastic space which all your friends, family or guests can enjoy all year round.



Well maintained gardens

To the front of the home there is a low maintenance garden area which will be easy to maintain and could always be brightened up with some potted plants if you so wish. The driveway provides ample off road parking for at least two vehicles and this leads down to the garage which has an up and over door. The garage has been used for storage and also has a doorway which can be accessed from the rear garden.

The rear garden is an immaculate, low maintenance shaded and decked garden which offers two generous sized seating areas for you to enjoy. Raised planted beds will add colour throughout the summer months and the boundaries are formed by timber fencing to create a private and enclosed space that all the family can enjoy.



Extra Information

- Council Tax Band D
- New Conservatory with Argon filled glass approx 2 years ago
- The Kitchen is approx 3 years old
- The 31kw Vaillant boiler is in the kitchen
- The Garage has both power and light

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