



1 Happy Mount Court,  
Bare, Morecambe, LA4

6HX

1, Happy Mount Court, Bare, Morecambe

## *The property at a glance*

4  2  2 

- Impressive Detached Home
- Four Bedrooms (Fitted Wardrobes In 2)
- Two Reception Rooms & Sun Room
- Kitchen Diner
- Gardens To 3 Sides with Rear and side gardens fully enclosed
- Generous Garage and Resin Driveway with parking for multiple cars
- Sought After Cul-de-sac Location
- A short walk from Happy Mount Park, Bare Village & Seafront
- Tenure: Freehold Council Tax Band: F
- EPC: D



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**Offers Over  
£530,000**

# Get to know the property



Nestled in the charming area of Happy Mount Court, Morecambe, this delightful detached house presents an ideal family home. With four spacious bedrooms, this property offers ample room for both relaxation and privacy. The modern four-piece bathroom suite is designed to provide comfort and convenience for the entire family.

Upon entering, you will find a large reception room that invites natural light, creating a warm and welcoming atmosphere. The separate dining room is perfect for family gatherings and entertaining guests, while the contemporary kitchen is equipped to meet all your culinary needs.

One of the standout features of this home is its proximity to Happy Mount Park, providing a lovely outdoor space for leisure and recreation right on your doorstep. The property also boasts a low-maintenance sun trap garden, ideal for enjoying sunny days without the hassle of extensive upkeep.

For those with vehicles, the garage comfortably accommodates one car, and the resin driveway can fit up to four cars, ensuring ample parking for family and visitors alike. Additionally, a new boiler was installed just two years ago, offering peace of mind and efficiency.

This beautiful family home combines modern living with a prime location, making it a perfect choice for those seeking comfort and convenience in Morecambe. Don't miss the opportunity to make this wonderful property your own.





### Entrance Hall

2 x UPVC double-glazed frosted windows; composite front door; doors to WC, reception room and kitchen; under-stairs storage with alarm system; stairs leading to first floor; Karndene flooring; smoke alarm and motion sensor; Central heating thermostat

### Reception Room 1

UPVC double-glazed box bay window; 2 x central heating radiator; coving; recently re-decorated; new flame-effect electric fire set in marble-effect fireplace and hearth; new carpet and light fittings; door leading to reception room 2.

### Reception Room 2

UPVC double-glazed window; central heating radiator; coving; new carpet and light fitting; UPVC double-glazed sliding door to sun room with vertical blinds; doors leading to kitchen and reception room 1.

### Sun Room

8 x UPVC double-glazed windows and UPVC double-glazed patio doors leading to garden; new solid flat roof; new vertical blinds.

### Kitchen

UPVC double-glazed window with two openers; LED spot-lights, plinth lights and down-lights; central heating radiator; Wren kitchen with high-gloss wall and base units, laminate worktop, hood extractor and glass splash-back; 2 recently installed high-rise ovens; 4 ring gas hob; inset 1 1/2 sink; hidden twin bin storage, walk-in larder, ample space for American-style fire freezer; recently installed integral dishwasher; space and plumbing for washing machine. Doors to entrance hall and reception room 2; composite door leading to the rear;

### WC

UPVC double-glazed frosted window; central heating radiator; 1/2 tile walls; dual flush WC; vanity top sink & mixer tap; Lino floor.

### Landing

UPVC double-glazed leaded stained window; smoke alarm and motion sensor; loft access; central heating radiator; 2 x spot lights; doors leading to bathroom, bedrooms 1,2,3,4; stairs leading to ground floor.

### Bathroom

3 x UPVC double-glazed frosted windows; heated towel rail and central heating radiator; spot-lights; fully tiled walls; dual-flush WC; panelled bath with waterfall mixer tap; wall mounted floating vanity with sink and mixer tap; direct feed town head corner shower; Lino floor; large airing cupboard with Worcester combo boiler fitted in 2024.

### Bedroom 1

UPVC double-glazed window; central heating radiator; Hammonds smart-storage built in wardrobes, incorporating dressing table, drawers and hanging space.

### Bedroom 2

UPVC double-glazed window; central heating radiator; Hammonds smart-storage built in wardrobes, incorporating drawers and hanging space; spot lights

### Bedroom 3

UPVC double-glazed window; central heating radiator.

### Bedroom 4

UPVC double-glazed window; central heating radiator; spot lights

### Front Garden

Extensive resin drive with space for up to 4 cars and pathways to front door; laid to lawn; wood chip and slate chip dressing; space at side of house for bins; gated secure access to rear garden.

### Rear Garden

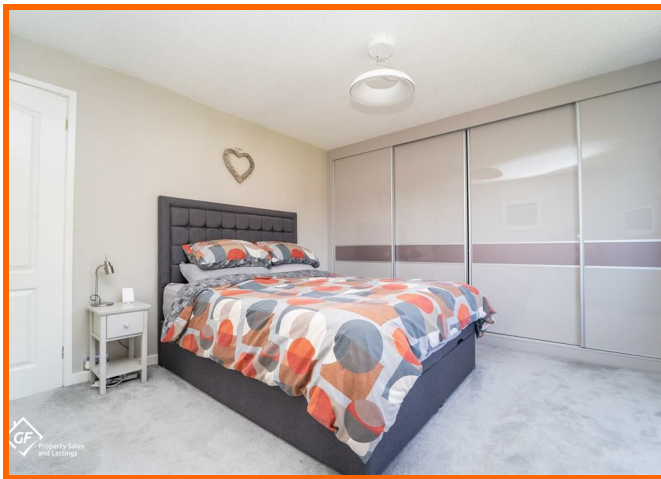
Indian paving stones, decorative stone and astro-turf; mature shrubs with wood chip dressing; recently installed composite fencing and lockable gate; 2 x motion sensitive security floodlights; 2 x electric socket; electric foot lights (5A); Secure door access to garage.

### Garage

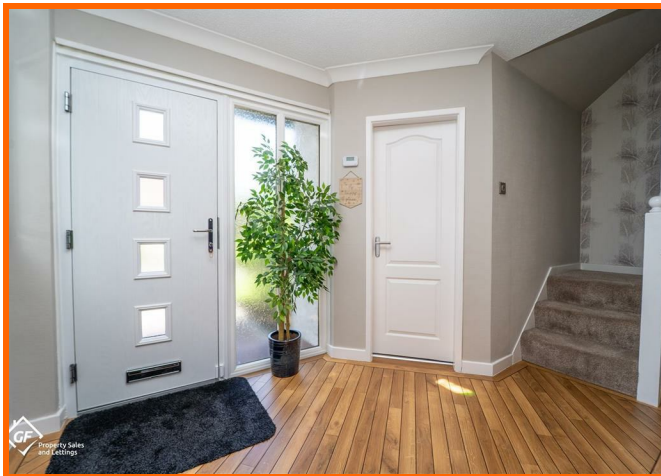
Electric up-and-over door with two remotes; multiple 13A sockets; motion sensitive LED strip lights; storage cupboard and work-bench; shelving. Secure side-door access to rear garden



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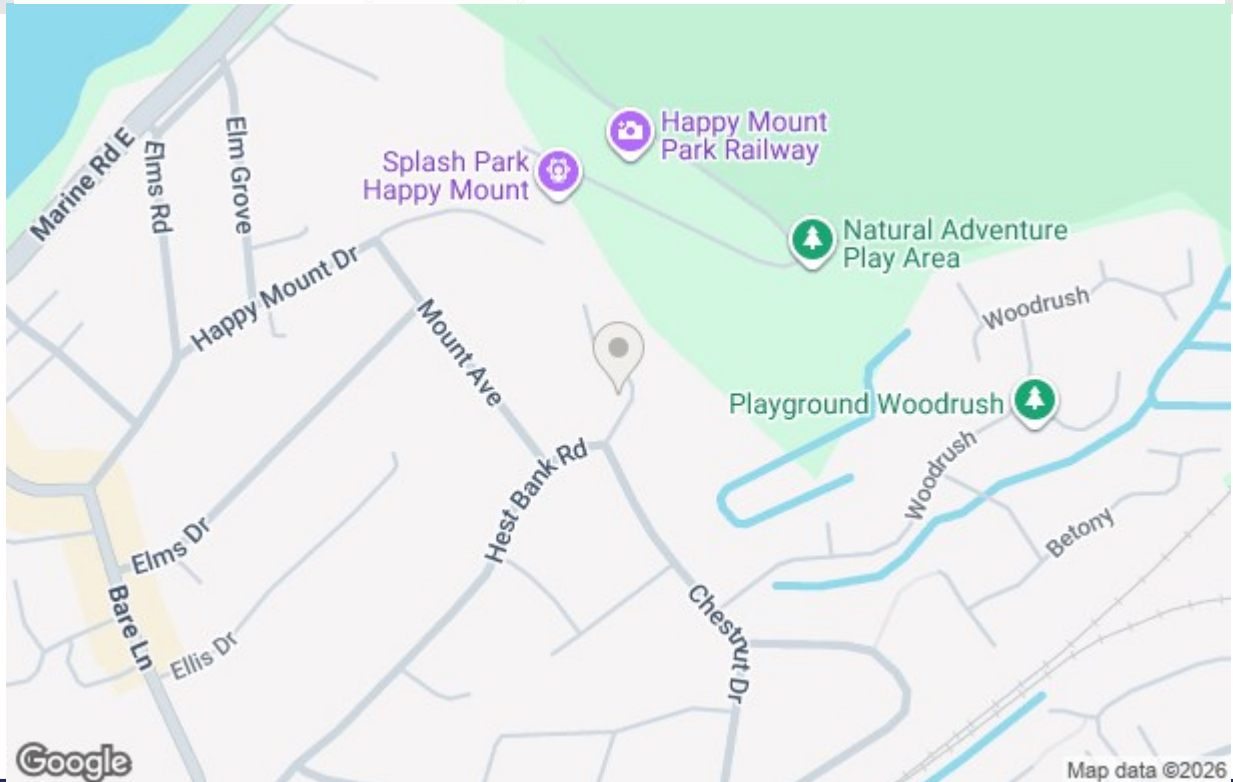
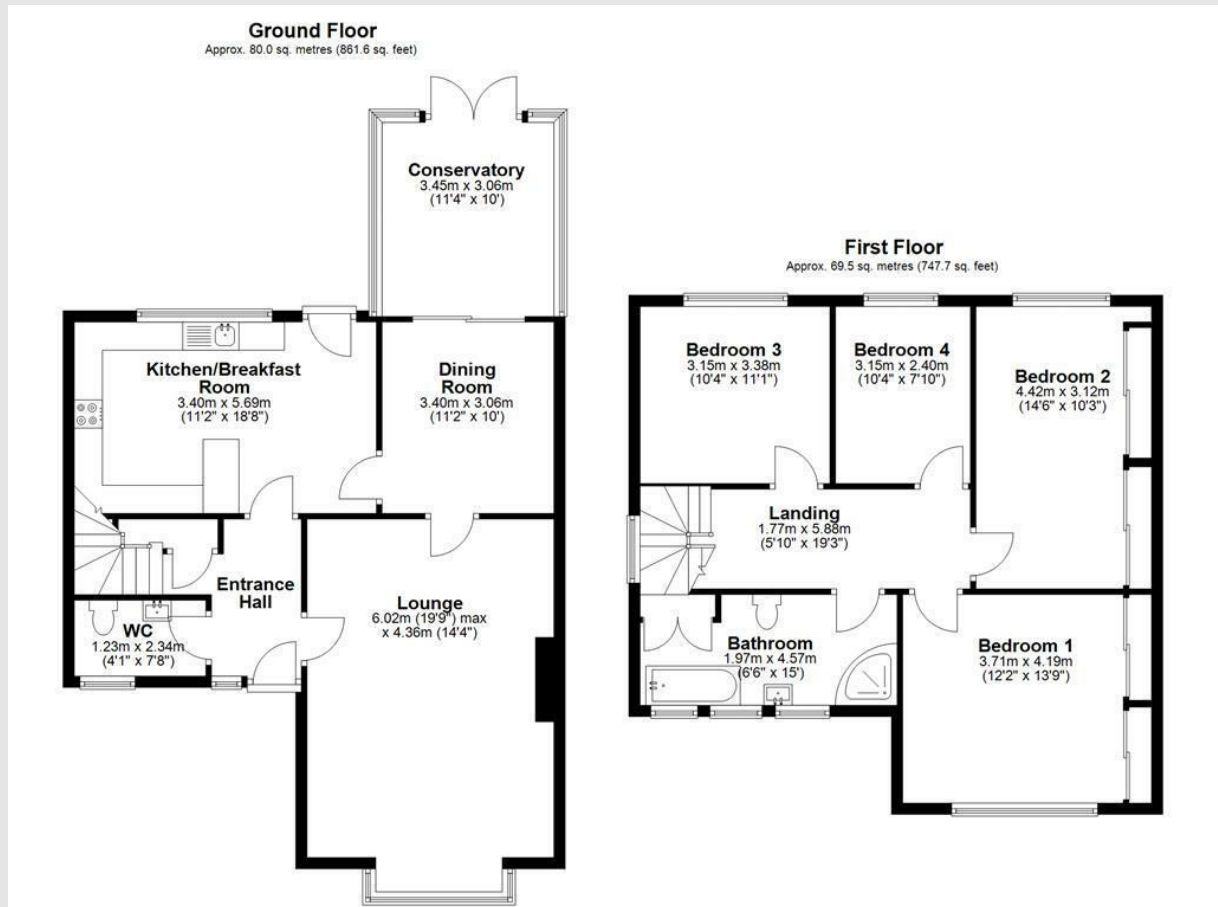
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>82</b>	<b>62</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC