



Rockray, Cardrona Court, Grange-over-Sands
Asking Price £420,000

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Thomson Hayton Winkley



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A well proportioned detached bungalow located on the fringe of Grange-over-Sands. Having a sitting room, kitchen, dining room, three double bedrooms, bathroom, en suite, extended living room, sun room, substantial attic room with storage, garage, gardens and off road parking for two vehicles.







ROCKRAY

An appealing deceptively spacious detached bungalow pleasantly tucked away in a peaceful area on the fringe of Grange-over Sands where shops, cafes, a post office, butchers, bank and the railway station are amongst the many amenities available there. The seaside town is served by Grange-over-Sands and Kents Bank railway stations, has good bus route links and offers easy access to the Lake District National Park and the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, kitchen, dining room, three double bedrooms, with one having an en suite shower room, bathroom and garden room. There is a substantial attic room and attic storage which offer great potential for development subject to necessary planning consent. The bungalow has double glazing and gas central heating throughout.

Outside offers a sun room, garage, off road parking and well maintained gardens to the front and rear.

ENTRANCE HALL

22' 5" max x 12' 6" max (6.85m x 3.82m)

Double glazed door with adjacent double glazed window, two radiators, built in cupboard, access to attic room with drop down ladder, fitted coat hooks.

SITTING ROOM

14' 1" max x 13' 11" max (4.31m x 4.26m)

Double glazed French doors with adjacent double glazed windows to garden, single glazed door to garden room, radiator, living flame gas fire to granite hearth and back panel with painted surround, coving.

KITCHEN

13' 10" x 8' 10" (4.24m x 2.71m)

Double glazed window, radiator, base and wall units, sink, built in oven, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, under wall unit lighting, tiled splashbacks.

UTILITY STORE

3' 4" max x 2' 8" max (1.04m x 0.83m)

Light and power, gas combination boiler, fitted shelving.

DINING ROOM

13' 10" x 8' 10" (4.23m x 2.70m)

Double glazed window to sun room, radiator.

EXTENDED LIVING ROOM

13' 3" x 11' 1" (4.06m x 3.39m)

Double glazed French doors to garden, double glazed windows, radiator, wall lights.





BEDROOM

13' 4" max x 10' 11" max (4.08m x 3.33m)

Double glazed window, radiator, good range of fitted wardrobes.

EN SUITE

12' 11" max x 3' 4" max (3.94m x 1.03m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit with lighting and shaver point, extractor fan, recessed spotlights, tiling to walls and floor.

BEDROOM

11' 11" x 10' 5" (3.65m x 3.19m)

Double glazed window, radiator.

BEDROOM

11' 10" x 11' 10" (3.63m x 3.61m)

Two double glazed windows, radiator.

BATHROOM

8' 9" x 5' 4" (2.69m x 1.65m)

Two double glazed windows, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower over, fitted mirror with lighting and shaver point, fitted glass shelving, extractor fan, recessed spotlights, tiling to walls and floor.

ATTIC ROOM

17' 3" max x 9' 0" max (5.27m x 2.75m) Double glazed Velux window, radiator, light and power, fitted wardrobes and cupboards, access to attic storage.

ATTIC STORAGE

19' 2" max x 9' 0" max (5.86m x 2.75m)

OUTSIDE

Rockray offers delightful gardens to both the front and rear which include a lawn, paved seating areas, a pond with pergola and children's safety covering, established shrubs, well stocked beds, vegetable plot and a water supply. There is a sun room located to the side of the bungalow and driveway parking for two vehicles at the front.

SUN ROOM

9' 5" x 9' 1" (2.89m x 2.77m)

Double glazed door, double glaze window, UPVC roof, tiled flooring.

GARAGE

15' 7" max x 10' 2" max (4.77m x 3.10m)

Up and over door, light and power, fitted shelving.

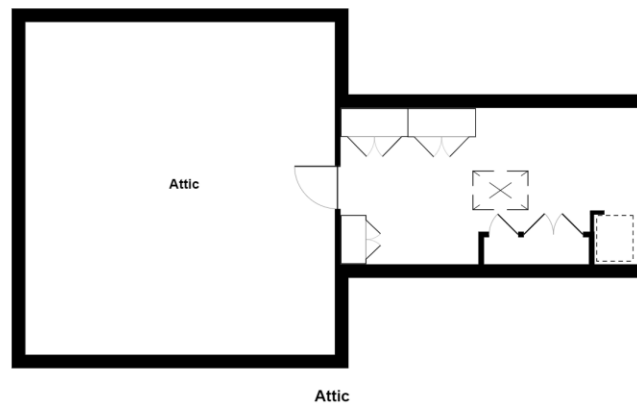
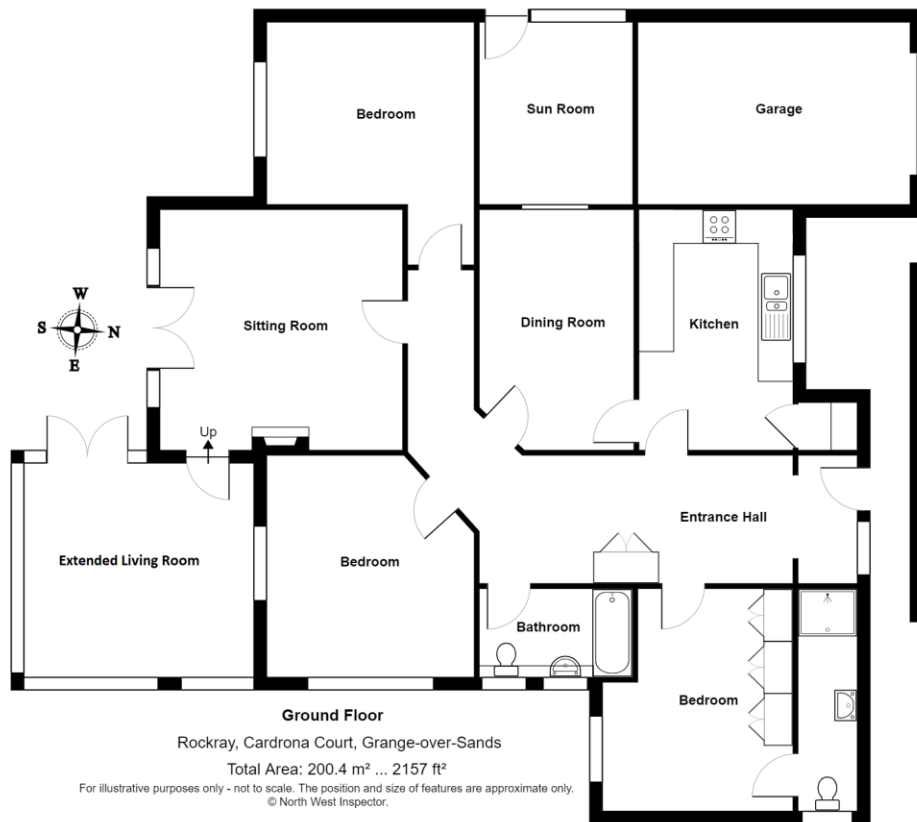
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band E as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Grange take the B5277 towards Allithwaite, pass Oversands View development on the left and take the next left into the entrance signposted for Cardrona Court. Continue around to the right to find Rockray located on the left.

WHAT3WORDS:

rare.blissful.awaiting

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