



Sunningdale Avenue

HEST BANK



24 SUNNINGDALE AVENUE



As you step through the glazed entrance porch, you'll be welcomed into a bright and cheerful hallway, setting the tone for a home designed to make family memories. To the left, the cozy living room invites you in, featuring a bay window that fills the space with natural light and offers a wonderful view of the front garden. It's easy to imagine family movie nights by the focal fireplace, which adds warmth and character to the room. To the right of the hallway, you'll find the first of four bedrooms—a flexible space with a box bay window that fills the room with sunlight. Built-in furniture ensures there's plenty of storage for toys, books, or seasonal items, making this room an ideal bedroom, playroom, or family office. Continuing down the hallway, a convenient shower room sits on the right. With a walk-in shower, vanity hand wash basin, and built-in storage, it's a practical and well-appointed space perfect for bustling family mornings. At the heart of the home is the family-friendly kitchen, thoughtfully designed with an array of cabinets for all your culinary needs. There's room for a dishwasher, fridge-freezer, and washing machine—ideal for keeping up with family life. The kitchen also features a Stoves electric oven, a four-ring hob, and an extractor hood, making it a perfect place to cook family meals. Adjacent to the kitchen is the dining area, complete with a charming coal-effect gas fireplace, a window seat, and ample room for a dining table where family meals and celebrations can be enjoyed. The sunroom, accessible from both the kitchen and the hallway, offers a bright and relaxing spot to enjoy the garden all year round. Off the sunroom and hallway, a flexible ground-floor room awaits—ideal as a second bedroom, home office, dining room, or playroom. Its versatility makes it easy to adapt to your family's changing needs over time. Upstairs The landing leads to a handy cloakroom with an integrated sink unit, a W.C., and plenty of storage options—ideal for family essentials. To the front of the home, a lovely bedroom offers fitted storage and a tranquil view, making it a peaceful retreat for older children or parents alike. A second bedroom to the rear provides a serene view of the garden, perfect for waking up to natural beauty every morning.



Property Type:

*Semi-Detached
Bungalow*

Square Footage:

1478_{sqft}

EPC Rating:

E

Council Tax Band:

C

Tenure

Freehold

Take a closer look...



Why Hest Bank?



SUNNINGDALE AVENUE IS A LOVELY RESIDENTIAL AREA LOCATED IN THE VILLAGE OF HEST BANK, JUST NORTH OF LANCASTER. KNOWN FOR ITS PEACEFUL SURROUNDINGS, HEST BANK SITS ON THE EASTERN SHORE OF MORECAMBE BAY, PROVIDING STUNNING COASTAL VIEWS AND ACCESS TO A VARIETY OF OUTDOOR ACTIVITIES. THE DRIVE FEATURES ATTRACTIVE AND SPACIOUS PROPERTIES, OFTEN WITH LARGE GARDENS, AND SHOWCASES A MIX OF TRADITIONAL AND MODERN ARCHITECTURAL STYLES. ITS QUIET, TREE-LINED STREETS MAKE IT AN APPEALING LOCATION FOR FAMILIES, RETIREES, AND PROFESSIONALS WHO ARE LOOKING FOR A SERENE ENVIRONMENT CLOSE TO BOTH THE COAST AND THE COUNTRYSIDE.

Hest Bank Village





PARKING



GARDEN



OUTSIDE THE FRONT GARDEN GREET'S YOU WITH A NEATLY LAID LAWN BORDERED BY VIBRANT FLOWERS AND MATURE SHRUBS, OFFERING A CHARMING CURB APPEAL. THE SPACIOUS REAR GARDEN IS A DREAM FOR FAMILIES WHO LOVE THE OUTDOORS. A PATIO AREA PROVIDES THE PERFECT SPOT FOR SUMMER BBQS AND ALFRESCO DINING, WHILE A PERGOLA AT THE GARDEN'S END CREATES A SHADED NOOK FOR RELAXING. KIDS WILL HAVE AMPLE ROOM TO PLAY, AND THE LUSH LAWN IS FRAMED BY FLOWER BEDS BRIMMING WITH SHRUBS, HEDGES, AND COLORFUL BLOOMS—A DELIGHTFUL AND PRIVATE SPACE FOR ALL AGES TO ENJOY. A CARPORT AND GARDEN ROOM, ATTACHED TO A POTTING SHED, ENHANCE THE PROPERTY'S PRACTICALITY AND CHARM.

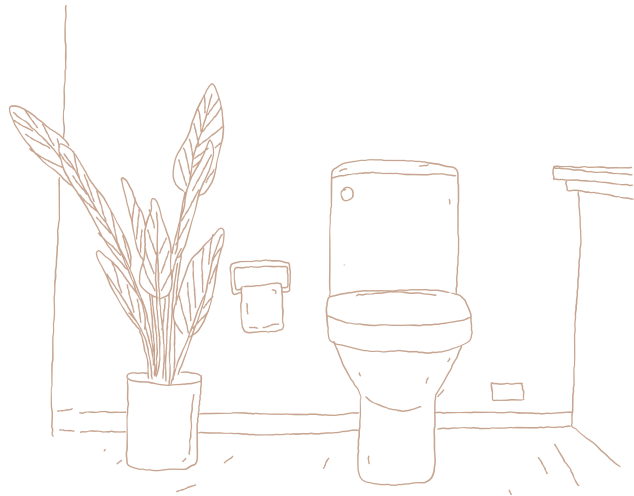




Zzz...ooo







WHERE CAN I FIND...



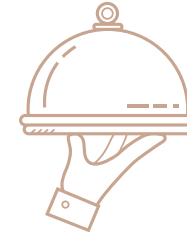
The Closest School?

St Lukes Primary School is located just 0.4 miles away.



The Local Shop?

The Village Store is just 0.6 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Cross Keys and it's fabulous menu awaits you, only 0.9 miles away.



Somewhere Nice to Walk the Dog?

A lovely Walk along The Shore with spectacular views is located 0.6 miles from your home.



A Refreshing Pint?

The Hest Bank is just 0.3 miles away, you could be back home in under 5 minutes!

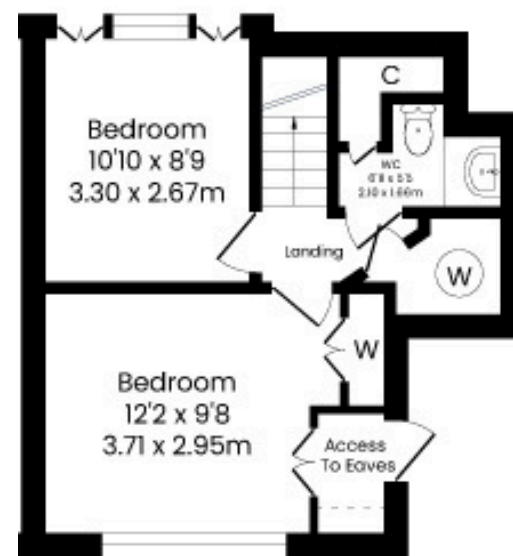
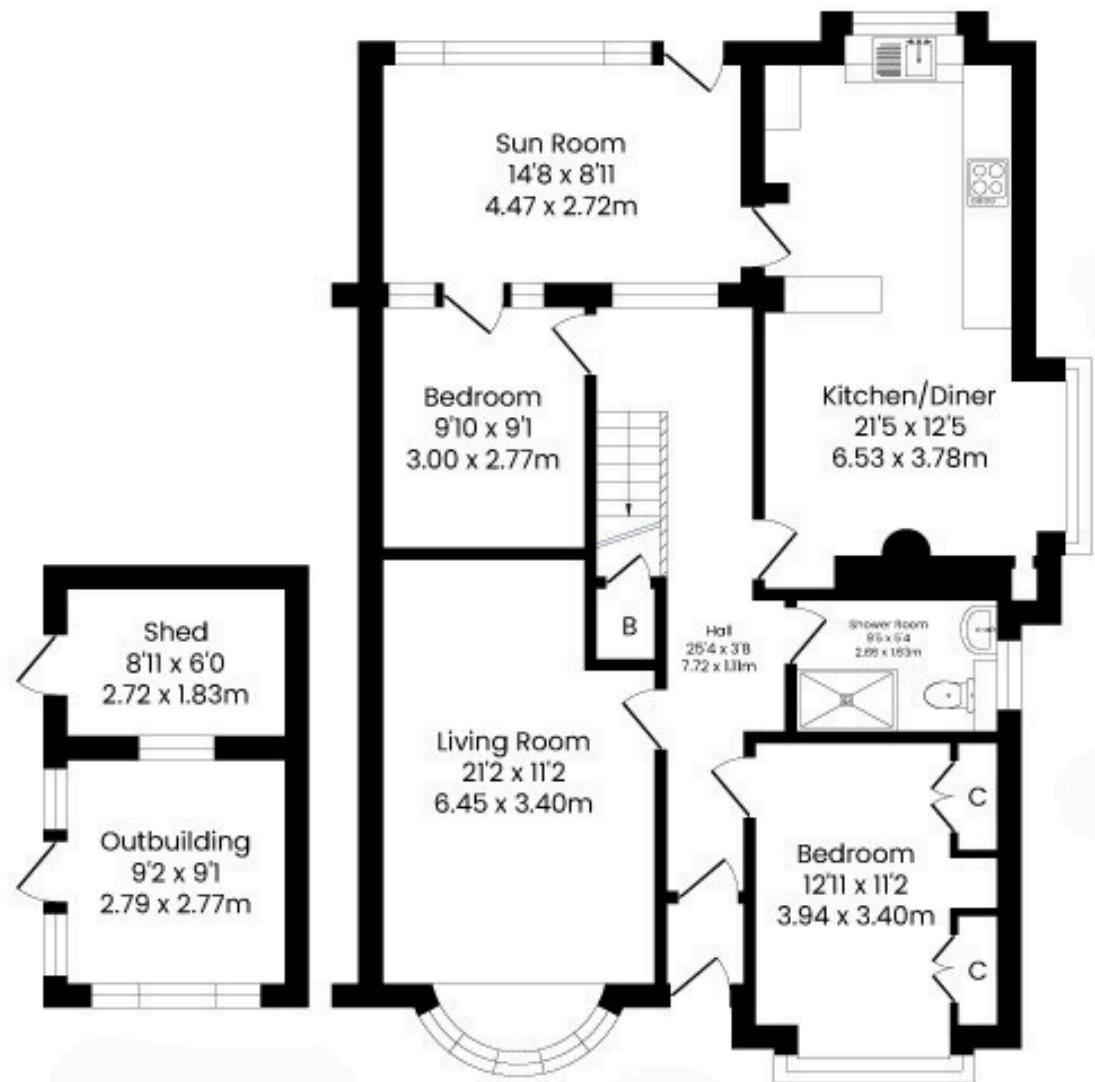


Your Local Property Experts?

Our office is a 13 minute drive away - pop in to say hello, anytime!







Total Floor Area: 1478 sq ft (137.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, 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 as to their operability or efficiency can be given.





24, Sunningdale Avenue, Hest Bank, Lancaster, LA2 6DF

 [///decoder.grins.uneearthly](http://decoder.grins.uneearthly)



015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com