



# 39 Dugg Hill

Heversham | Milnthorpe | LA7 7EF

MATTHEWS  
BENJAMIN







# 39 DUGG HILL

## HEVERSHAM

Ideal for downsizing or as a retirement move, this link detached bungalow was built in 1970 and enjoys a quiet and peaceful, slightly elevated cul-de-sac position which affords some lovely views over roof tops to the Lakeland fells, on a clear day you can enjoy an aspect of the Langdales, Bowfell, Scarfell and The Old Man of Coniston as well as there being some super sunsets to be enjoyed as the property has a south westerly orientation.

The bungalow has been upgraded, works have included replacement roof tiles (2021), a new central heating boiler (2020) and renewal of glazing on the conservatory roof and windows (2019). Rooms are light and bright with good proportions. The open plan sitting and dining room has a sociable flow especially as doors then open to the conservatory. Views from the side and rear elevations are over the delightful and well-tended garden which features a central lawn with gently curved borders that are well stocked with a variety of shrubs and plants offering a variety of foliage and seasonal blooms for all year round interest. The garden is lovely and private and enclosed too, so safe for pets and has a number of locations in which to arrange outdoor furniture. The single garage is an asset (it has an electric door, power and light), whether you choose to park in it or not (it offers alternative workshop or hobbies space potential) as there is room along the length of the drive and in front of the bungalow to probably park four cars with comfort.

Accommodation wise, a front door opens into an entrance vestibule which then leads through into the sitting room which has an unusually high ceiling creating an airy feel. An impressive carved stone fireplace houses a living gas flame fire and is an attractive focal point as is the wide bow window. The space is L-shaped, the sitting room flows into a dining area adjacent to the breakfast kitchen where extensive cabinets provide storage and there is a breakfast bar. A door leads out into the side garden and from the dining area sliding doors open to the conservatory which is glazed to three sides and has French doors to the garden. The conservatory is almost south facing so is a delightful place to sit with a coffee and the papers and enjoy views out to the garden whatever the weather. A couple of steps from the living area lead into an inner hall, off here are the bedrooms, all of which include space saving fitted furniture. There are two good doubles rooms, one of which has an ensuite shower room. The third bedroom is a single and it, along with the second double bedroom share use of the bathroom which includes a laundry cupboard with plumbing for a washing machine and vent for a tumble dryer. Other points to note, the windows and doors are all PVC and all living rooms and bedrooms are smartly finished with cornicing to the ceiling.









## LOCATION

Dugg Hill is a lovely quiet and peaceful residential neighbourhood. Heversham itself has a church and local restaurant/pub, The Heversham Hotel. From home, you can walk to Milnthorpe (1.1 miles distant) where there is a good range of local services including a branch of Booths supermarket. A more extensive selection of amenities is to be found in Kendal (7.2 miles). The property is on a bus route with the 555 bus to Kendal and the Lake District, stopping at the end of the road. It's a convenient location with the nearest access to the M6 motorway at J36 a drive of 5.5 miles and the nearest station being Oxenholme (7.8 miles away) on the main west coast line with frequent services to London (Euston), Manchester Airport, Glasgow and Edinburgh.

Venturing out for day trips there is access from here into the fabulous Lake District National Park (Windermere is 14.7 miles away) and the delightful Arnside and Silverdale AONB which offers some great coastal countryside and walks.

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*











#### DIRECTIONS

**what3words** modem.shelf.watchdogs

Use the postcode **LA7 7EF** on Sat Nav with reference to the directions below:

From the crossroads in the centre of Milnthorpe, head north on Church Street (A6), almost as soon as you have driven out of the town you will see signs for Heversham, turn right as signposted onto Princes Way and then almost immediately first right onto Dugg Hill. Follow the house numbers and No.39 is towards the end of a small cul-de-sac, on the left.

#### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Glow-worm boiler in the cupboard in the inner hall.

#### BROADBAND

Superfast speed potentially available from Openreach of 1000 Mbps download and for uploading 1000 Mbps.

#### Mobile

Indoor: EE and Three both report 'limited' Voice and Data services. O2 reports 'limited' Voice service but no Data service. Vodafone is reported as not providing any services.

Outdoor: EE, Three, O2 and Vodafone  
Broadband and mobile information provided by Of-com.

#### TENURE

Freehold

#### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances follows: Bosch electric oven and induction hob with a fan over, fridge and freezer and a Bosch dishwasher. The free-standing Candy washing machine is available by way of further negotiation if required.

#### PLEASE NOTE

It is not possible to run a trade or business from the property.

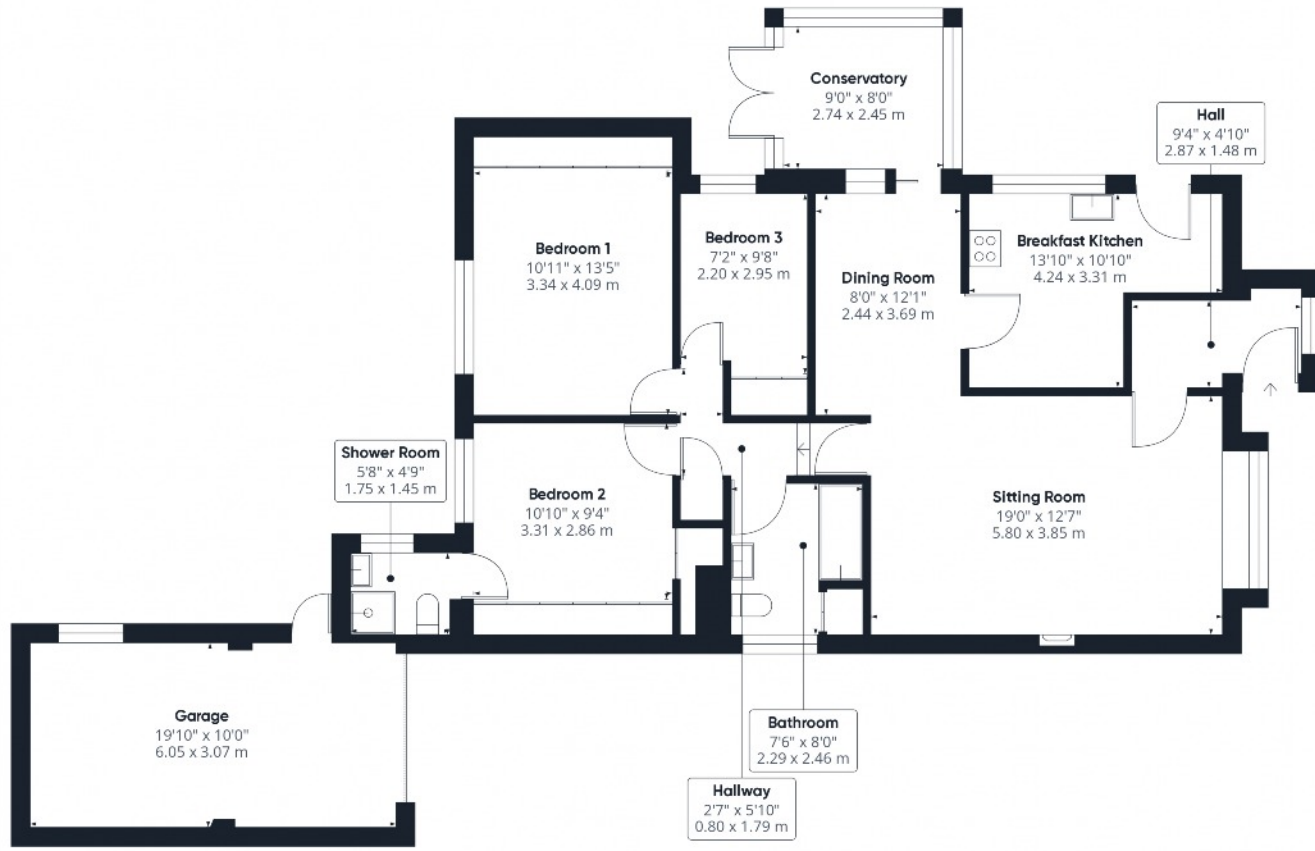
#### LOCAL AUTHORITY CHARGES

Westmorland and Furness Council – Council Tax band E

#### GUIDE PRICE

£350,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate total area<sup>(1)</sup>**  
 1269.5 ft<sup>2</sup>  
 117.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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