



11 Stoneleigh Court

Silverdale



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11 Stoneleigh Court Silverdale

Freehold £575,000

This stunning spacious and versatile 4 / 5 bedroom property is located in the desirable village of Silverdale and is offered with no onward chain. Located on a private corner plot with a driveway for up to 4 vehicles, a garage with a workshop and wrap around gardens, this home has it all. As soon as you step inside, you'll be impressed by the bright and airy feel of the living accommodation. The ground floor features a welcoming entrance hall, a versatile living room with a zoned dining room, a modern light and bright kitchen, a utility room, cloakroom for added convenience and an office that could also be used as a fifth bedroom if required. Upstairs, you'll find four generous double bedrooms, including a master bedroom with an en-suite shower room, and a family bathroom. But that's not all - the top floor of the property has the potential to be turned into additional living space, offering endless possibilities for this versatile property. Situated in a quiet location close to fabulous local amenities, this property is the perfect place to call home.

Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village boasts more facilities than most including; a convenience store- newsagents and Post Office- library- butchers- doctors surgery and pharmacy- a local art gallery with cafe- several local pubs and cafes and a primary school rated GOOD by OFSTED. The vibrant community offers many clubs and societies for all ages with the village hall and institute providing a wide range of events. There is a recreational park and playground- regular film nights and the annual 'Silverdale and Arnside Art Trail' - a wonderful display of work from local artists- photographers and designers. Transport links from the village include a train station- a regular bus service and the M6 motorway is a 10 minute drive away. Walking through the village you find a crown green bowling club- cricket club and Silverdale Golf course. The sea front is a 5 minute walk from the village centre and there are numerous walks locally around this beautiful area. Gait Barrows National Nature Reserve and RSPB Leighton Moss Nature Reserve are conveniently close by.





GROUND FLOOR

Porch

Leading into the home this bright porch offers space to take off boots and shoes with natural light streaming through the window. A feature stone wall frames an impressive hand made stained glass window.

Hallway

An impressive central hallway with space to store coats, bags, boots and shoes and offering access to all ground floor rooms. The floor boasts oversized gloss tiles and featuring the open staircase leading invitingly up to the first floor. There is space here for a small study area.

Living room

A multi-functional room with space for relaxing after a long day. Natural light floods in from the large front facing picture window and through the rear facing French doors that leads directly in to the garden. A gas fire place adds a cosy and homely touch and is surrounded by feature stone walling with a wooden mantle above that complements the wooden flooring throughout.

Dining area

Zoned from the living room, there is space here to easily accommodate a dining table to seat 6. French doors here lead directly out to the rear garden and decked area beyond - ideal for al fresco dining in the warmer months.

Kitchen

Offering a wide range of cream farmhouse style base and wall units with complementary dark work surfaces and integrated appliances to include a large Rangemaster, dishwasher, gas hob with cooker hood above and a wine fridge. A dark tiled floor ties the room together and there are dual aspect views out of the windows to the gardens.

Utility room

The dark tiled floor continues from the kitchen with space to house the utilities to keep the kitchen utility free. Space for a tall fridge freezer, washing machine and dryer. A door leads out to the side of the property.

Office

The dual aspect windows allow natural light to flood in to this versatile room. Currently set up and used as a study with fitted shelving present, this room could also be used as a ground floor bedroom, playroom or hobby room.

Cloakroom

A must have for all busy homes. This ground floor cloakroom consists of a W.C and a wall mounted hand basin with a tiled floor and walls.



FIRST FLOOR

Bedroom 1

A large and spacious double bedroom with views through the large picture window overlooking the rear garden and with a wooden flooring.

En-suite

Full of natural light and boasting a large walk-in shower cubicle with a mains-fed shower and rainfall shower head, W.C and a hand basin. The walls are fully tiled with a tiled floor and a heated towel rail.

Bedroom 2

A double bedroom with side facing views through the large picture window with a wooden flooring.

Bedroom 3

Boasting rear garden views through the picture window this double bedroom also has a wooden floor.

Bedroom 4

Side facing views are afforded from this double bedroom.

Bathroom

A modern 4 piece bathroom suite consisting of a bath, a corner, mains-fed shower cubicle with a rainfall shower head, W.C and a hand basin. Calming blue textured tiles adorn the walls and floor with a heated towel rail.

Landing

A spacious and bright space benefitting from a hand made stained glass window allowing natural light to radiate through, beautifully illuminating the area. There is an airing cupboard here for storage with fitted shelving present.

ATTIC SPACE

Spanning the majority of the width of the home, this fantastic additional and fully boarded space boasts a motorised ladder for total ease of access and once up there, the space here could be used a majority of different ways from a separate work from home space, a hobby room or as a teenagers den. Velux windows allow an abundance of natural light in.

GARAGE AND WORKSHOP

Benefitting from an electric up and over front door, a side door to the garden and a window allowing natural light through. There is further storage space above on a mezzanine level and fitted shelving present. The workshop behind has been sectioned off to create a separate space benefitting from fitted shelving, a work bench and storage units with a sink. A door leads out to the garden and two windows allow natural light in.

Externally

A traditional stone wall surrounds the low maintenance front garden and leads on to the driveway in front of the garage with room to accommodate four vehicles. The front garden presents a formal lawn with a deep flower bed behind and a raised bed to the side of the driveway packed with mature shrubs and planting. The rear garden can be accessed by both sides of the property and boasts a decked area directly outside the living room and dining room providing the ideal space for al fresco dining or for relaxing after a long day walking along the estuary. The garden is designed to be low maintenance with a corner patio below a feature pergola with the rest if the garden being interspersed with well stocked flower beds adding colour all year round. A stone wall secures the garden and provides a quiet and private space to spend time. There is a summer house to enjoy and a shed for the storage of garden furniture and tools to keep the space clean and tidy.

Useful Information

Tenure - Freehold.

Council tax band - E (Lancaster City Council).

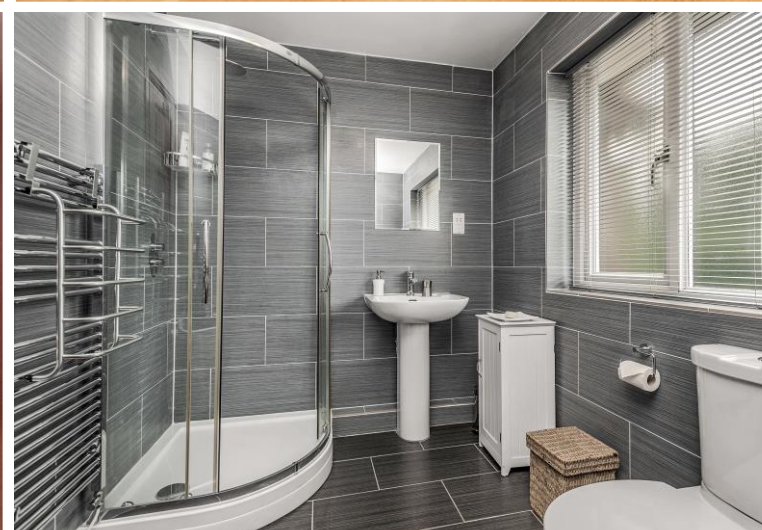
House built - 1990's.

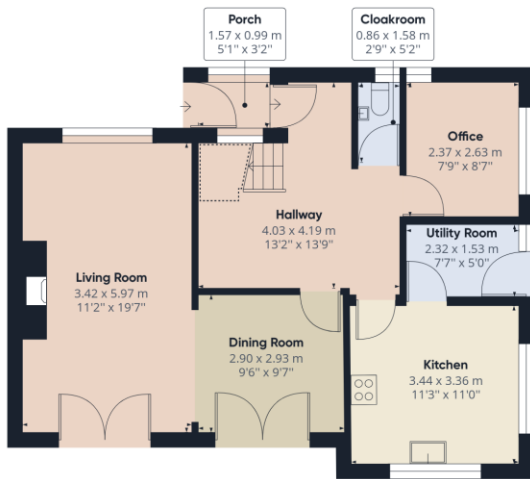
Drainage - Shared water treatment plant.

Heating - Gas central heating.

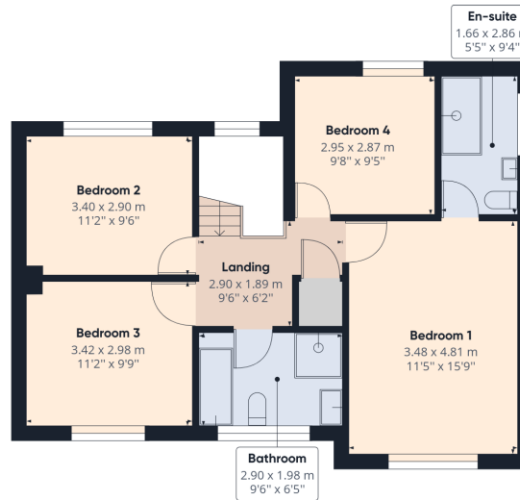
What3Words location - ///resists.outdoors.receiving.



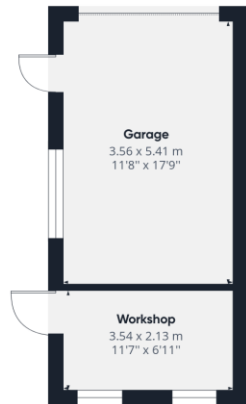




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

157.18 m²
1691.87 ft²

Reduced headroom

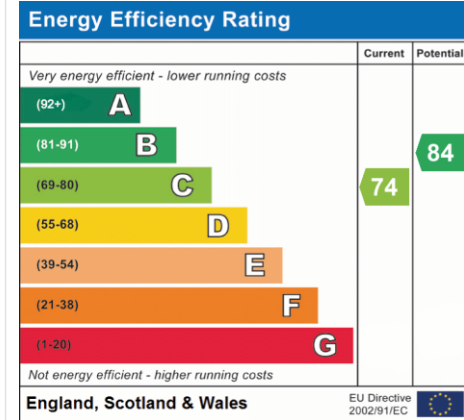
1.55 m²
16.66 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Waterhouse Estate Agents

10 Park Road,
Milnthorpe, LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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