



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Paddock Way – Storth





Features

- Spacious detached bungalow
- Generous living accommodation
- Three double bedrooms
- Two bathrooms
- Two driveways and detached garage
- Wrap around gardens
- Located close to local amenities and transport links
- Quiet residential location

This charming detached 3 bedroom dormer bungalow is ideally positioned on a corner plot within the picturesque village of Storth. Surrounded by meticulously maintained and easily manageable gardens adorned with mature plantings and shrubs, this property offers a tranquil and inviting setting. The exterior of the property boasts delightful patio seating areas, perfect for enjoying the outdoors. The convenience of a separate garage and two driveways ensures ample parking space for residents and guests. Upon entering the property, you are greeted by a bright and welcoming porch area, thoughtfully designed to accommodate a small table and chairs boasting open garden views. The heart of the home resides in the generous living room, adorned with dual aspect picture windows that offer panoramic vistas over the mature surrounding gardens. Natural light floods the room,

creating an inviting ambiance that beckons you to relax and unwind and for entertaining friends and family with a feature electric fireplace. One of the unique features of this property is its flexible layout. The ground floor bedroom offers versatility in its use - it can be effortlessly transformed into a dining room or used as a functional home office, catering to differing needs and lifestyles. The generously proportioned kitchen has space for a dining table seating up to four people and is a hub for sociable cooking and dining with access out to the side garden. Adding to the practicality of this home is a well-appointed bathroom on the ground floor, providing convenience and comfort for residents and guests. Ascending to the first floor, you will discover two spacious double bedrooms, each adorned with large picture windows that frame the picturesque views of the property's surroundings with

ample space for bedroom furniture and a shower room with built-in storage space. Storth Village is set within an Area of Outstanding Natural Beauty and boasts a Post Office combined with a community shop and is located within close proximity to Arnside and also Milnthorpe which offers a range of restaurants, takeaways, a supermarket, petrol station and Dallam secondary school. The village itself has Storth Primary School (rated GOOD by Ofsted) and there are good transport links from Arnside with regular bus services, a train station and the M6 motorway is only a 15 minute drive away. The village has a vibrant community with several local groups and societies taking place at both the Village Hall and Heron Hall including play groups and an amateur dramatics society and an impressive open playing field to enjoy.



GROUND FLOOR

Entrance porch

A welcoming entrance to the home. There is space for a modest seating area to enjoy views over the front garden with a morning coffee. There is access to the hallway and a door leads directly into the living room.

Hallway

The light and bright central hallway offers space to hang coats and store boots and shoes. A large under stairs cupboard offers useful additional storage along with a smaller separate cupboard.

Living room

Spanning the full length of the property, the spacious living room is full of natural light emanating through the dual aspect picture windows boasting views over the gardens. A free standing electric fire is available by separate negotiation and sits proudly on a decorative hearth with wooden surround offering a great focal point to the room and adding a cosy touch.

Kitchen/ diner

Fitted with a generous range of classic farmhouse wood base and wall units with complementary work surfaces and tiled splashbacks. A further dresser unit complete with display cabinets offers display space and further storage. Appliances include an integrated fridge/freezer and room for a free standing oven and washing machine. There is space to accommodate a dining table to seat four for sociable cooking and dining. Access via the side door into the garden.



Ground floor bedroom

The versatile ground floor, double bedroom has views over the front garden ideal for single floor living. The room would be equally as useful as a separate dining room or as a home office.

Bathroom

A generous bathroom fitted with a three piece suite consisting of a bath, basin and W/C with a heated towel rail and tiled splashbacks.

FIRST FLOOR

Bedroom 1

A spacious double bedroom offering elevated sided facing views and easily accommodating a full bank of wardrobes with a dressing table area for superb storage.

Bedroom 2

A spacious double bedroom with side facing views to include Lakeland Fells in the distance. Easily able to accommodate a range of furniture with the benefit of under eaves storage.



Shower room

Fitted with a separate shower cubicle with an electric shower and a built in vanity unit incorporating a W/C with a concealed cistern and hand basin. There is a fantastic array of storage cupboards available.

Landing

Offering access to the two bedrooms and shower room. A bank of built-in storage cupboards offer additional storage space perfect for clutter free living.

Garage

Located at the side of the property and separate from the main property. Fitted with an up and over door at the front with additional access at the rear. The glazed door and window allow natural light to illuminate the space.

Externally

Boasting a corner plot with gardens designed to be low maintenance with gravelled pathways running alongside mature planting, shrubs and bushes for all year round colour and offering patio seating areas. At the front is a driveway for one vehicle and access to the garage with an additional driveway to the side able to accommodate a larger vehicle. The garden extends around the property with additional mature beds and borders. At the rear is a private sun trap area to sit and relax, close to the kitchen and surrounded by fencing for privacy.



Useful Information

Heating - Gas combination boiler (newly installed with 5 year warranty).

Water - Mains.

Drainage - Mains.

Council Tax - Band D.

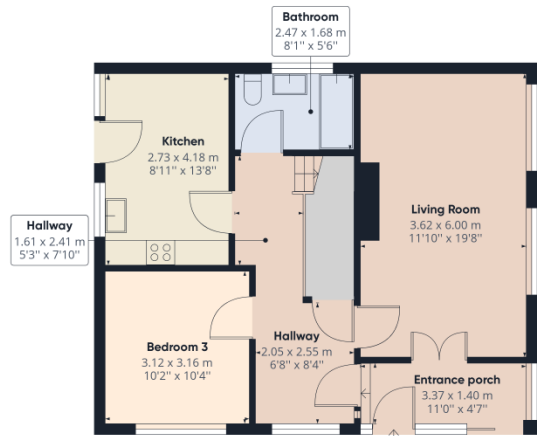
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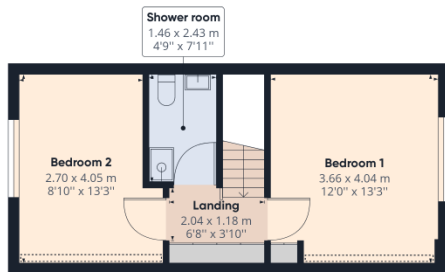
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

99.73 m²
1073.46 ft²

Reduced headroom

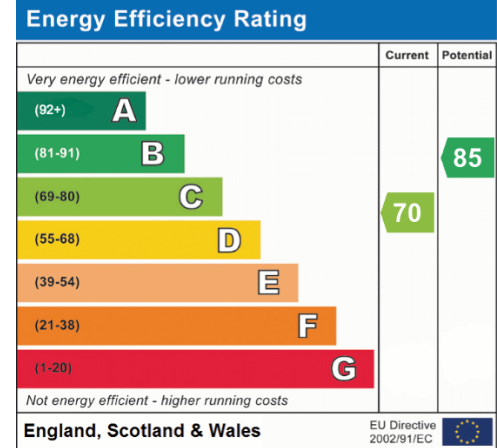
0.94 m²
10.11 ft²

(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.

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