



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Shawfield - Storth





Features

- 4 bedrooms - one with an en-suite
- Generous open plan living room with views of surrounding area
- Private driveway and integrated garage
- Wrap around plot
- Offered with no onward chain
- Peaceful location
- Located close to local amenities

A detached 4 bedroom bungalow with a private driveway and integrated garage, wrap around gardens and is offered with no onward chain. This is an exciting opportunity for a wide range of purchasers from those looking for a family home to those looking to downsize. The living accommodation flows easily and offers a large living room/ dining room with wonderful open views out to the recreational field and beyond, a well equipped kitchen, four bedrooms - one with an en-suite shower room, a separate shower room and

W.C and a handy utility room. Externally the gardens offer privacy and require little maintenance however you could really make them your own if required. There is space to easily park two vehicles on the driveway and there is access from here to the integrated garage. 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.



Entrance hallway

A bright entrance into the home with space to remove coats and shoes and allowing access to all rooms. There is a useful built-in cupboard for storage.

Living room/ dining roo.

A large versatile room with space for living at one end and dining to the other and boasting dual aspect views. A generous picture window frames open views out to the recreational field and beyond. Natural light fills the room making this a wonderful space to spend time with all the family and the feature corner electric log effect fireplace offers a cosy focal point to the room. There is space in the dining area to accommodate a table to seat six for formal meals.

Kitchen

A well equipped kitchen with private woodland views and offering a good range of base and wall unit storage and a separate breakfast bar, perfect for a morning cup of coffee. Integrated appliances include a waist height oven with a microwave above, an induction hob with extractor hood above and space under the counter for a fridge and freezer. A pantry cupboard with sliding doors offers additional storage space and a door leads to the side garden.

Utility room

A useful utility room with space and plumbing for a washing machine and dryer also benefitting from woodland views.

Bedroom 1

A double bedroom with private gardens views through the large picture window and a full wall of fitted wardrobes, perfect for clutter free living.





En-suite

Consisting of a quadrant shower cubicle with an electric shower, a corner hand basin and a corner W.C. The floor is tiled with a dark tile to complement the white half tiled walls with mosaic detailing.

Bedroom 2

A bright double bedroom offering picturesque views through the large picture window to the rear garden beyond with a built-in wardrobe for storage.

Bedroom 3

A double bedroom with rear facing views through the large picture window.

Office/ bedroom 4

Currently used as an office, this would also make an excellent nursery, hobby room or dressing room.

Shower room

A modern shower room with a large walk-in shower cubicle and a hand basin within a vanity unit with storage below. The floor and walls are fully tiled with an aqua boarded ceiling and two windows allowing an abundance of natural light through.



W.C

A separate room next to the shower room with a concealed cistern W.C, a wall mounted hand basin and half tiled walls.

Garage

A spacious integrated garage located below the living room with an up and over front door, a window to the side allowing natural light in and light and electric present.

Externally

The driveway leads up to the house and offers space to park two vehicles with access to the garage. There is an electric charging point here. A traditional stone wall and mature hedge surround the front garden and encompass the lawn. A path leads around the side to the rear garden where there is a private patio ideal for spending time with family or simply for relaxing in the peace and quiet. Mature trees and shrubs surround the area and offer privacy.

Useful Information

Tenure - Freehold.

House built - 1978.

Council tax band - F (Westmorland and Furness Council).

Heating - Electric heat pump and underfloor heating.

Water - Mains.

Drainage - Mains.

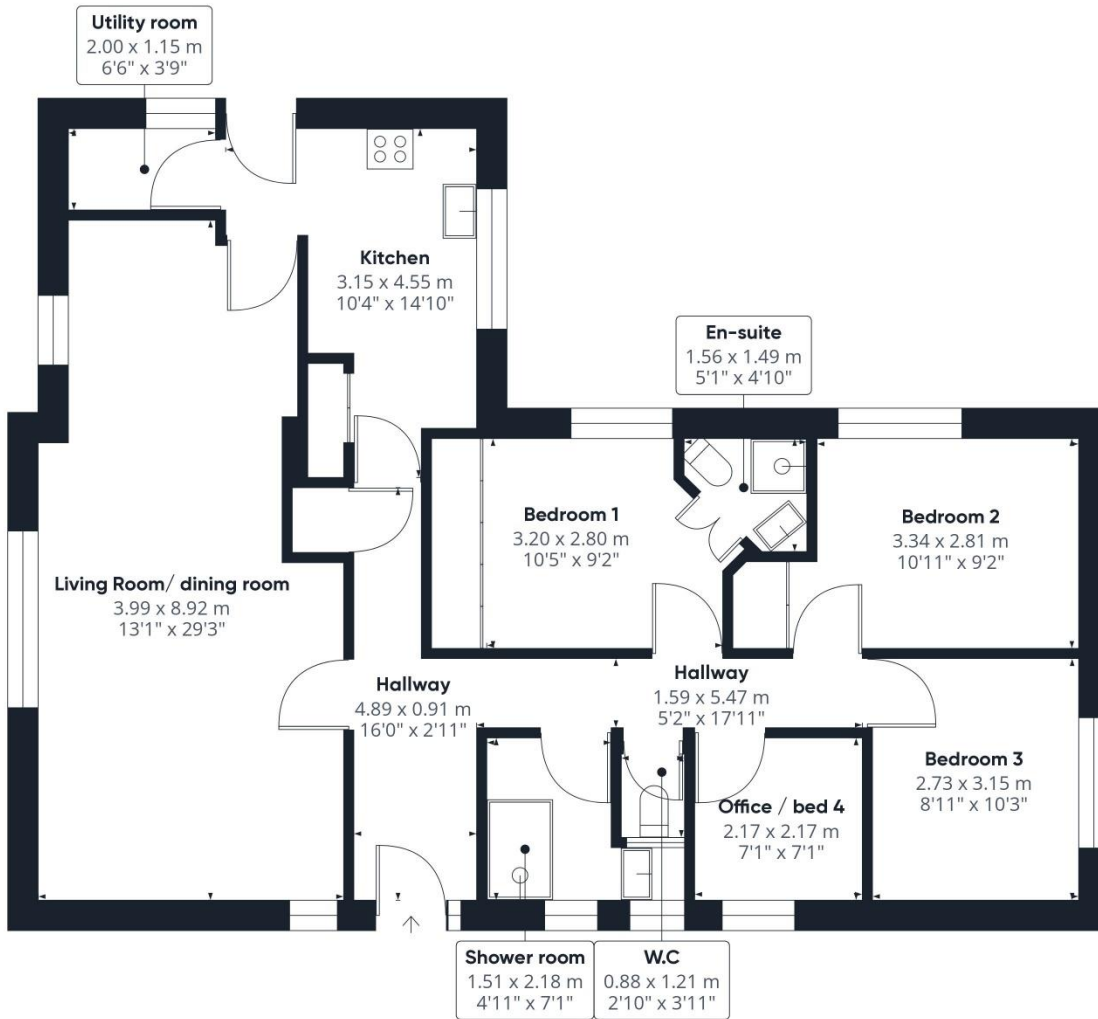
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Ground Floor Building 1

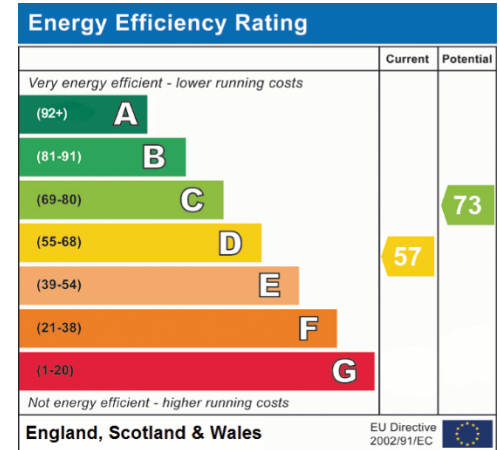


Approximate total area⁽¹⁾
98.95 m²
1065.12 ft²

(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.

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