



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

1 Mayfield Avenue - Holme





Features

- One master bedroom with en-suite shower room
- Two ground floor bedrooms
- Light and bright accommodation throughout
- Detached garage
- Well maintained and low maintenance surrounding gardens
- Versatile living accommodation

Located on a generous corner plot in the popular village of Holme, this immaculately presented, three bedroom detached bungalow offers light and bright versatile accommodation throughout. The well designed property features three double bedrooms with the master bedroom benefitting from an en-suite shower room and two bedrooms practically located on the ground floor, ideal if single floor living is required. The living accommodation is light and bright with an abundance of fitted storage throughout. The ground floor comprises of a living room, snug, kitchen, utility room, family bathroom and two bedrooms. The impressive high end kitchen has been thoughtfully designed to make the most of

the the space with a bespoke central granite table to match the work surfaces. The master bedroom occupies the first floor along with the bright en-suite and the landing complete with further storage and a bespoke window seat. The bungalow sits on a well-maintained, private plot boasting low maintenance surrounding gardens with space to socialise with family and friends with various patio seating areas to make the most of the sun all day long. The driveway is able to comfortably accommodate three vehicles and leads on to the detached garage. The popular village of Holme is conveniently located with easy access to both

junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster, Kendal and the Lake District. Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club.



GROUND FLOOR

Hallway

A bright and welcoming 'L' shaped hallway with a warm wooden floor and leading to all the main living accommodation on the ground floor. The impressive wooden staircase with decorative iron spindles leads invitingly up to the first floor.

Living room

A light and spacious yet cosy room to sit and relax with family and friends, in front of the feature gas fireplace with a stone hearth and a chunky wooden mantle. There are private, dual aspect views out to the gardens and open access into the snug.

Snug

Located just off the living room, this wonderful additional space is bathed in natural light and boasts a high apex ceiling with wooden beam detailing and triple aspect views out to the gardens. French doors lead effortlessly outside to the patio. A versatile room that could be used a wide variety of ways to include a snug, office, play room or craft room to name but a few.

Kitchen

An impressive 'Kuhlmann' kitchen, thoughtfully designed to make the best use of the space with a bespoke granite topped central dining table with cupboards to one side to match the granite work surfaces that rises and lowers according to the activity. There is also a hidden socket with USB connections. A generous range of dark base and wall units afford an abundance of space for storage and integrated appliances include a large range cooker with an extractor hood above, a gas hob, a waist height grill/oven, dishwasher and a larder fridge with a hot tap and integrated bin storage. The two picture windows offer dual aspect views outside and allow natural light to naturally illuminate the room.



Utility room

Handily located next to the kitchen, this utility room has a unique vaulted ceiling with a Velux window allowing natural light in and has space for a washing machine and dryer with wall units and work surface space to utilise. A door leads directly out to the driveway.

Bedroom 2

A ground floor double bedroom with a large picture window framing views to the garden and benefitting from a deep built-in storage cupboard.

Bedroom 3

A double bedroom located on the ground floor with a good sized built-in storage cupboard that could be utilised as a walk-in wardrobe to keep the room clutter free. A large window allows an abundance of natural light to flood in.

Bathroom

A bright bathroom consisting of a bath with a mains-fed shower above and wooden side panel, WC and a wall mounted hand basin with a tall, mains connected, heated towel rail. Gloss tiles adorn the walls with oversized floor tiles and luxurious under floor heating.

FIRST FLOOR

Bedroom 1

A generous and bespoke bright double bedroom boasting a vaulted ceiling with a Velux window, wooden beam detailing and an abundance of thoughtfully designed fitted storage throughout to make the most of the space. There are wonderful views out towards Farleton Knott to admire.

En-suite

A sleek and modern en-suite benefitting from under floor heating and flooded with natural light emanating from the Velux window. Consisting of a walk-in, mains-fed shower, wall mounted hand basin, a concealed cistern WC and a mains connected heated towel rail. There are neutrally tiled splashbacks and feature glass blocks discreetly connecting to the landing to ensure natural light flows between both rooms.

Landing

A multi-functional landing boasting a wealth of built-in storage cupboards and a characterful window seat that also doubles as storage below a Velux window.

Garage

A separate, detached garage with an up and over front door and a separate door leading out to the side also with a window to allow natural light in. There is light and power present.

Externally

Wrap around gardens encompass the property to create a lovely, private space to enjoy with family and friends. Mature hedges surround the plot to create privacy. The block paved driveway is able to accommodate three vehicles and leads down to the detached driveway. A low maintenance, large patio lies beyond with space to accommodate a table and seating and is the ideal area for al fresco dining and BBQ's. Low stone walling and fencing surrounds with mature hedging and a shed to the corner. Formal landscaped lawns soften the space and a path leads all the way around the property.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2022)

Drainage - Mains.

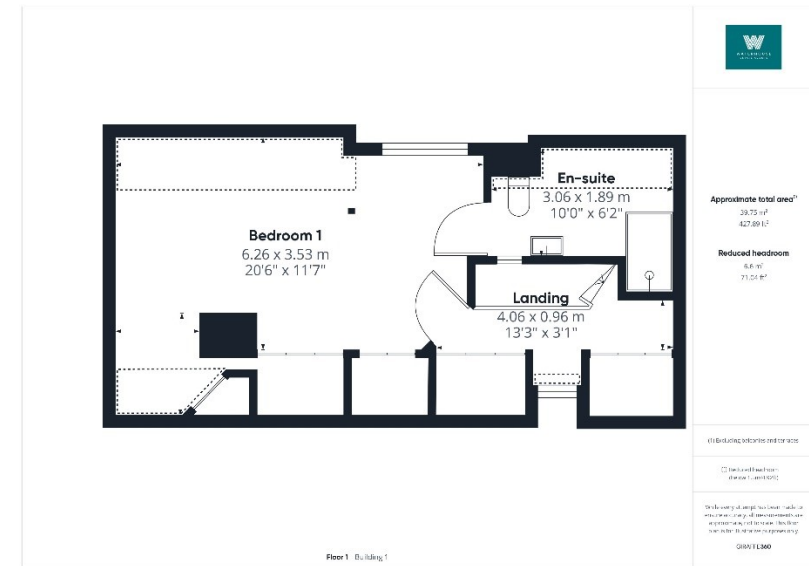
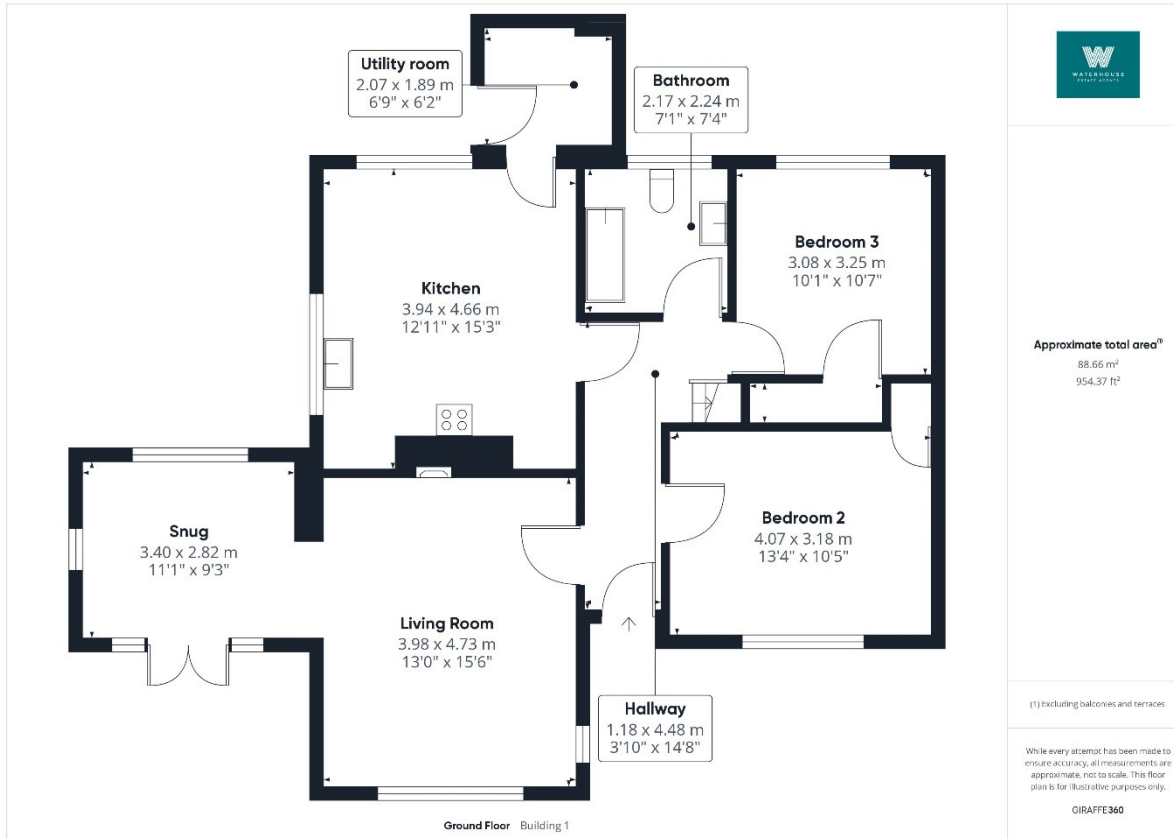
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