



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

8 Turners Close - Holme





Features

- 3 bedroom detached home with wonderful views
- Superb modernised open plan kitchen/diner
- Modernised by the current owners
- Private and secure garden
- Triple aspect master bedroom
- Driveway and integrated garage
- Popular residential area

A modern three bedroom, detached home located in the popular village of Holme with enviable elevated views out from the rear of the property over the canal and out to the open countryside and Farleton Knott beyond. The driveway leads up to the property with an integral garage for additional parking, if required. The ground floor consists of a good sized, living room with an abundance of fitted storage and the open plan kitchen/ diner that provides the perfect space for social cooking, dining and entertaining with access directly out to the rear garden. The first floor offers the three bedrooms -

the large master bedroom enjoys triple aspect views of the surrounding area and there is also the modern shower room on this floor. The front garden is designed to be low maintenance with a gravelled area framing the home, great for pots and containers and two gated paths leading around to the rear garden which is a fantastic and private space to relax and unwind. This garden is laid mainly to lawn with gravelled borders and picturesque views out across the canal and over to the open countryside beyond. 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

Living room

Entering the home, this is a bright and spacious room to sit and relax with a large front facing window to allow natural light to flood through. There are two separate storage cupboards, perfect for keeping the property clutter free.

Kitchen/ diner

Full of natural light, this is a fantastic open plan room to cook, dine and to entertain friends and family. The kitchen offers a wide range of white gloss base and wall units, marbled work surfaces and integrated appliances to include a 5 ring induction hob with extractor hood above, a waist height oven and grill above, a dishwasher and a coffee machine with space for a fridge freezer. There are beautiful views through the large picture window out to the rear garden and to Farleton Knott beyond. The dining area is able to accommodate a table to easily seat six with effortless access through the double doors in to the rear garden and paved seating area beyond, great for al fresco dining and BBQ's.

FIRST FLOOR



Bedroom 1

An impressive master bedroom boasting elevated triple aspect views out over the gardens and surrounding area. This generous room spans the whole depth of the home and benefits from a contemporary integrated electric fire to one wall with a TV recess above to ensure clean lines.

Bedroom 2

A good sized double bedroom offering views out through the large picture window over the rear garden and out to countryside beyond. There is a feature integrated fireplace to one wall adding a cosy touch.

Bedroom 3

A bright front facing bedroom, currently used as a dressing room which would also make a perfect office, nursery or craft room.

Shower room

A bright and sleek monochrome suite consisting of a shower cubicle with an electric shower, a concealed cistern WC and a hand basing with vanity unit for storage. There is a tall, heated towel rail and the splashbacks are easy to clean aqua panels.



Garage

An integrated garage with access via the front up and over door and benefitting from a door leading into the rear garden with a side window filling the space with natural light. This useful addition houses the boiler and offers space to accommodate a washing machine, dryer and more.

Externally

The private driveway leads up to the integral garage and front door underneath a sheltered porch area with an electric car charging point in front of the garage. The front garden is low maintenance with a gravelled area surrounded by a large stone border. Two gated paths leads around the sides and into the rear garden. At the rear a patio seating area can be found directly outside the kitchen/ diner perfect for al fresco dining in the warmer months. The majority of the garden is laid to lawn with a gravelled border outlines the garden along with secure and private fencing. There are views to be enjoyed over to the canal and countryside beyond.



Useful Information

Tenure - Freehold.

Council Tax Band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Water - Metered.

Drainage - Mains.

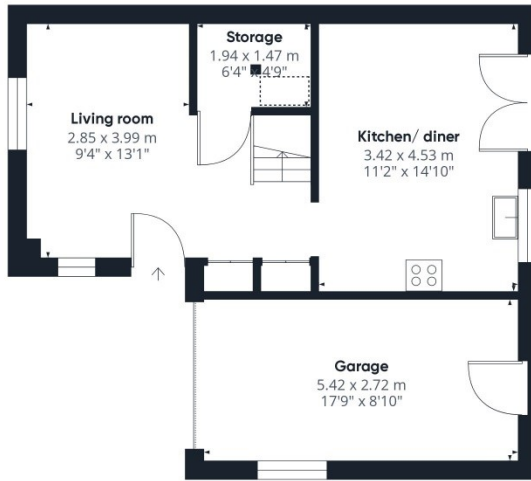
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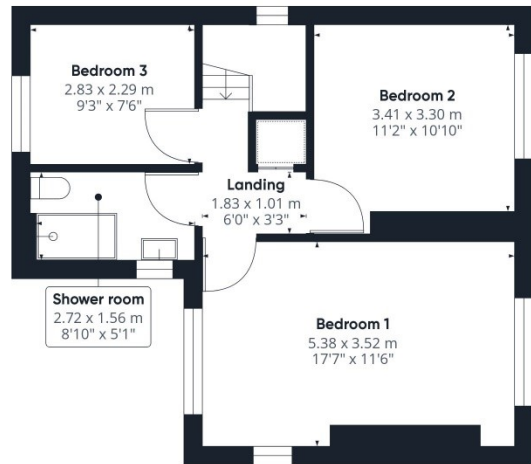
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

95.88 m²
1032.09 ft²

Reduced headroom

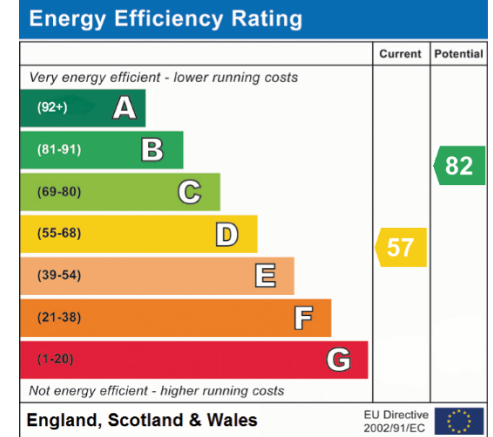
0.4 m²
4.33 ft²

(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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