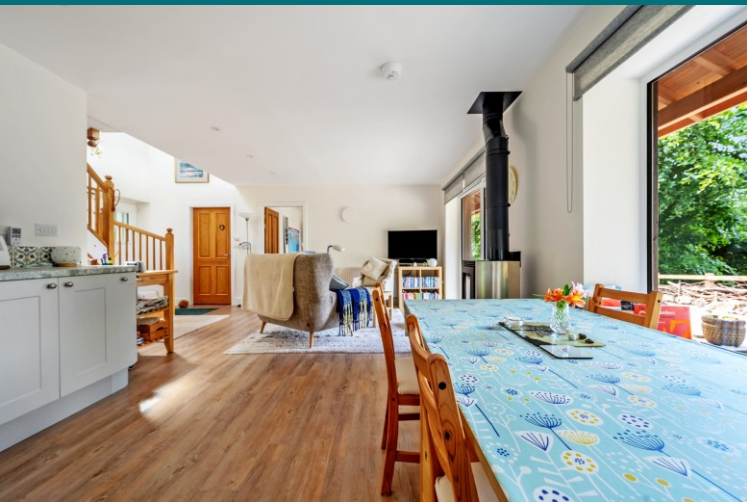




WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

36a Lindeth Road - Silverdale





Features

- Contemporary designed home
- Three double bedrooms, two with en-suites
- Open plan living/ kitchen/ dining
- Naturally light accommodation
- Beautifully maintained gardens
- Parking for several vehicles
- Thoughtfully designed detached home

A unique and detached home located in Silverdale, thoughtfully designed to offer three double bedrooms, three bathrooms and open plan living all benefitting from an abundance of natural light throughout. If required, single floor living is possible with a double bedroom and shower room being located on the ground floor along with the main living areas and easy access out the gardens. The first floor features a further two mirror image double bedrooms both of which benefit from an en-suite and an open dressing room providing ample space for family living alongside a superb open plan area - perfect as a home library, study or hobby area. Beautifully maintained, low maintenance and natural gardens surround the

property offering a serene escape to enjoy the tranquility of the area with parking space available for several vehicles on the gravelled driveway. This lovely home effortlessly meets modern living standards and energy efficiency while retaining its own sense of charm and character. Silverdale is a sought after village and a designated Area of Outstanding Natural Beauty. The village benefits from 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 only 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

Open kitchen/ diner/ living area

Stepping foot inside the home, the vaulted ceiling high above gives a glimpse of the quality to come and fills the entrance space and bespoke staircase with an abundance of natural light. The open and airy main living accommodation greets you and includes the living area, dining room and kitchen. The whole space has been thoughtfully designed to ensure clean lines and calm, clutter free living. The living area encompasses the sliding doors leading directly out to the rear garden and patio and shares the wood burning stove with bespoke glass hearth with the dining area which provides space to comfortably accommodate a table to seat six in front of the large picture window with deep sill framing private garden views. The kitchen wraps around two walls and offers a good range of base unit storage with ample work surface space to utilise. The walls are uniquely storage unit free, only housing tiled splashbacks and the extractor hood. There is an integrated dishwasher to utilise.

Utility/storage room

Such a useful and versatile room, closed off from the main living accommodation. Ideal for storing a wide range of contents and appliances and also housing the boiler. Currently used as a pantry, utility room and store room enabling the main living room to remain clutter free. Natural light flows through the two windows.

Music room/ bedroom 3

A generous, light and bright double bedroom located on the ground floor with charming, dual aspect views out to the garden.

Vestibule

The perfect place to store coats, bags, boots, shoes and more located just off the entranceway and leading through to the shower room.



Shower room

A ground floor shower room, ideal for guests, with a quadrant, mains-fed shower cubicle, WC and hand basin with a heated towel rail.

FIRST FLOOR

Landing

A generous landing with the wow factor! Flooded with an abundance of natural light via the four Velux windows, this bright and airy space can be utilised in a variety of way to include as an office, a craft room, a library or snug area. The glass balustrades allow natural light to flow through and add to the contemporary feel.

Bedroom 1

A bright and spacious double bedroom benefitting from elevated, dual aspect views of the surrounding area with a feature 'porthole' style window and a high vaulted ceiling. The room is open to the dressing area.

Dressing room

A bright and practical area located just off the bedroom with space for clothes leaving the bedroom free of furniture. A Velux window above ensures the area is well lit and to the rear is a passage leading directly through to bedroom 2's dressing area and enabling further storage space.



En-suite shower room

Brimming with natural light through the Velux window, this four piece suite consists of a mains-fed shower cubicle, a concealed cistern WC, a bidet and a wall mounted hand basin. There is a heated towel rail present and a Karndean floor.

Bedroom 2

A mirror image of bedroom 1, this generous double bedroom is full of natural light with a feature 'porthole' window and a high vaulted ceiling.

Dressing room

Open to the main bedroom, this is a wonderful and bright space to store clothes tidily out of the way of the main bedroom with a passage to the rear that links with the dressing area of bedroom 1.

En-suite bathroom

A modern five piece en-suite bathroom consisting of a bath, a mains-fed shower, a bidet, a hand basin and a WC with aqua panelled splashbacks and a Karndean floor.

Externally

Located centrally on a low maintenance, wrap around plot with ample room to park several vehicles on the gravelled driveway. The garden sweeps around offering deep flower beds, bordered by large limestone boulders and packed full of mature trees and plants to create colour and interest all year. The side garden offers further space to park if required with a feature flower bed 'island' surrounded by limestone boulders. The rear garden offers seasonally changing views over nearby countryside and across the bay and emanates a peaceful and tranquil feel. There is room to sit here to enjoy al fresco dining or evening drinks with friends.



Useful Information

House newly built in 2021.

Tenure - Freehold.

Council tax band - E (Lancaster City Council).

Heating - Gas central heating.

Drainage - Matrix 9 chamber waste treatment plant located on adjoining land. Approx. £228 to empty.

Water - Metered.

Radon trap installed.

Most Velux windows are solar controlled.

Internet - B4RN internet installed.

Car charging point has been enabled if required.

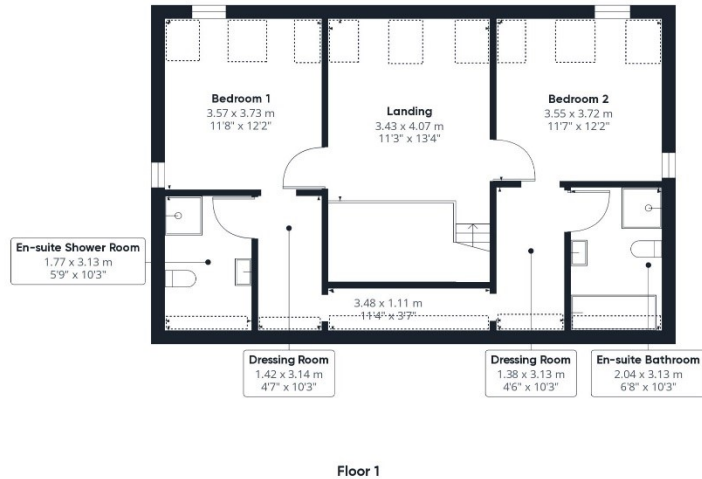
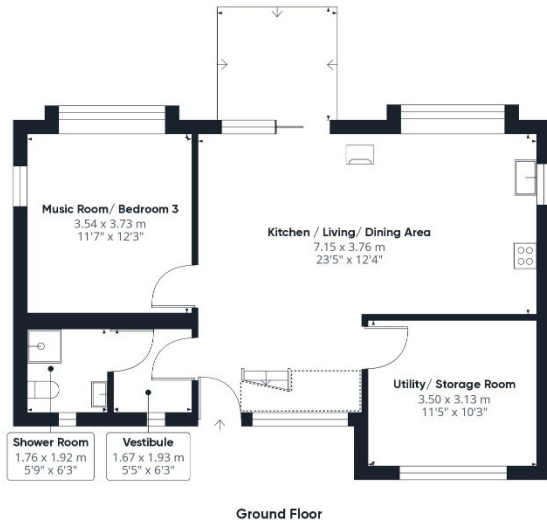
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Approximate total area⁽¹⁾

133.94 m²

1441.68 ft²

Reduced headroom

11.31 m²

121.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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