



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

68 Mayfield Avenue - Holme





Features

- Offered with no onward chain
- Spectacular four bedroom detached family home
- Beautiful sunroom at rear of property with access to garden
- Immaculately presented and well maintained by current vendors
- Generous Kitchen/dining space with separate utility room
- Detached garage and driveway
- New ensuite with underfloor heating

Welcome to 68 Mayfield Avenue, a charming and spacious 4 bedroom detached family home nestled in the heart of Holme village. Offered with no onward chain complications, this beautiful property features a large rear garden and an attractive stone façade at the front, exuding curb appeal and character. Upon entering, the ground floor boasts a convenient W/C and a large, high-quality kitchen/dining room, perfect for family meals and entertaining. This well-appointed space is ideal for cooking and dining, offering plenty of room for everyone to gather. Off the kitchen, a practical utility room provides a dedicated space for laundry tasks and includes a door leading directly to the driveway for added convenience. The current owners have thoughtfully added a substantial sunroom at the rear of the property. This bright and airy space flows seamlessly from both the kitchen and the living room, creating a versatile

area that can be used for relaxation, dining, or entertaining. The spacious living room features a cosy gas-effect log burner, adding warmth and ambiance, and includes an under stairs storage cupboard for additional practicality. Upstairs, the expansive master bedroom at the rear of the property is a true retreat, complete with a newly installed en-suite bathroom featuring luxurious underfloor heating. Two additional double bedrooms also overlook the serene rear garden, providing comfortable accommodation for family members or guests. The fourth bedroom, currently utilised as a home office, would also make an ideal young child's room or nursery. A large airing cupboard on this level offers ample storage space. Externally at the front, a charming, low-maintenance garden features pebbles and gravel. To the side, there's parking for two vehicles and a garage with a side door to the rear garden. The serene rear

garden, accessible through a side gate or the sunroom doors, includes a spacious lawn and a patio perfect for family gatherings. Enclosed by a fence, the garden offers stunning countryside views towards fields and also Farleton Knott. 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

Entrance/ hallway

The hallway is bright and spacious, creating a welcoming entrance to the home. It provides easy access to the kitchen and dining room, the downstairs WC, and the living room. A convenient under-stairs storage cupboard offers additional space for organisation. The area is beautifully enhanced by a charming wooden staircase and elegant wood flooring, adding warmth and character to the space.

WC

The downstairs W/C conveniently located off the hallway, boasts a sleek and modern design. It features elegant, half-tiled walls in neutral shades, and is equipped with a stylish wash basin and toilet.

Kitchen/ dining room

The expansive kitchen and dining room, accessed from the hallway, seamlessly connects to both the utility room and the sunroom. This generous space is ideal for family gatherings and dining, featuring modern design elements and high-end finishes. The room boasts sleek tiled flooring and contemporary wood-effect wall and base units, complemented by luxurious granite countertops. A large breakfast bar serves as a central feature, perfect for casual meals and entertaining. Overlooking the garden, this kitchen is equipped with high quality appliances, including an AEG cooker, gas hob, built-in fridge/freezer, and dishwasher. Additionally, a spacious pull-out pantry cupboard provides ample storage. The dining area is airy and accommodating, easily fitting a table for four, making it a perfect blend of style and functionality.

Utility room

The utility room, accessible from the kitchen and with a door leading to the driveway, is designed for practicality and convenience. It features durable tiled flooring and provides ample space for a washing machine and dryer. The electric fuse box is located here.



Living room

The living room, located just off the hallway, features two feature windows that offer views of the front of the property. This bright and spacious room, perfect for family gatherings, is enhanced by wood-effect flooring. A gas fireplace designed to resemble a traditional log burner adds warmth and charm. Additionally, sliding patio doors provide easy access to the sunroom.

Sun room

The sunroom, added to the property by the current owners, offers a seamless extension from both the kitchen/dining room and the living room. It features sliding patio doors that open out to the garden, creating a lovely indoor-outdoor connection. The room is designed with a solid roof and strategically placed glass sky lights, ensuring it retains warmth in the winter while staying cool in the summer. This large, bright space boasts wood-effect flooring, adding to its inviting and comfortable atmosphere.

FIRST FLOOR

Bedroom 1

Situated at the rear of the property, the master bedroom boasts picturesque views of the garden and surrounding fields. This generously sized double room includes expansive built-in wardrobes, providing ample storage space, and features a luxurious ensuite bathroom for added comfort and convenience.

En-suite

The ensuite bathroom, newly added off the master bedroom, exudes modern elegance with its sleek, dark half-tiled walls. It features a spacious walk-in shower equipped with a mains-fed shower and a large shower head. The room includes a stylish wash basin with storage, a heated towel rail, a WC, and underfloor heating for added luxury.

Bedroom 2

A spacious double bedroom, located at the rear of the property, offers picturesque views of the surrounding fields and garden. This room is bright and filled with natural light, creating a warm and inviting atmosphere.

Bedroom 3

Bedroom three is another double bedroom situated at the rear of the property, offering a tranquil view of the garden.

Bedroom 4

Located at the front of the property, it is currently used as a study. It works well as a home office or can easily be converted into a child's room or nursery offering a versatile space to suit your needs.

Bathroom

The main bathroom elegantly half-tiled with neutral tiles, offering clean and modern aesthetic. It includes a mains-fed shower over the bath, a sleek WC, a stylish wash basin, and a heated towel rail. A frosted glass window ensures both natural light and privacy.

Garage

The detached garage provides convenient access from the driveway and also through a side door from the rear garden. It offers generous space for both storage and workshop needs, complete with electricity and water for added functionality.

Externally

At the front of the property, you'll find a charming, low-maintenance garden adorned with pebbles and gravel. To the side, there is convenient parking for two vehicles and a garage, which also features a side door accessible from the rear garden. The serene rear garden can be reached through a side gate from the driveway or through doors leading from the sunroom. This lovely outdoor space includes a spacious lawn and a patio area, perfect for the family. The garden is enclosed by a fence and offers stunning views of the countryside fields, with trees providing a picturesque backdrop.

Useful Information

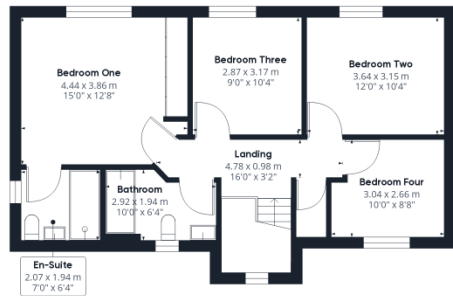
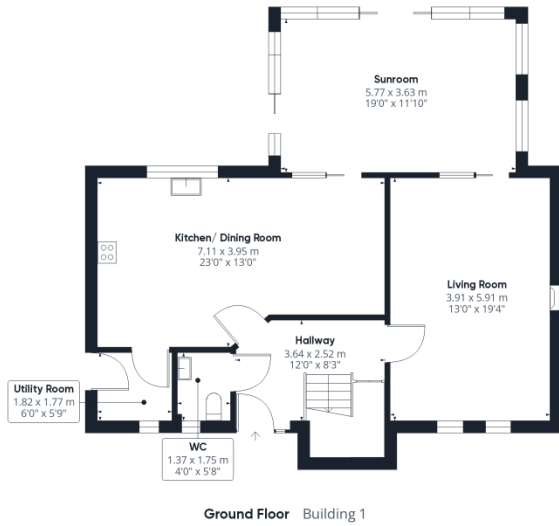
House built - 2011 by Russell Armer
Tenure - Freehold.
Council tax band - E
Local authority - Westmorland & Furness Council
Drainage - Mains
Heating - Gas boiler
What3Words location - ///luxury.exhale.reverted



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Approximate total area⁽¹⁾
151 m²
1625.35 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(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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