



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Inglemere Gardens - Arnside





Features

- Three generous double bedrooms
- Offered with no onward chain
- Spacious living / dining room
- Beautiful Estuary views from first floor
- Ample parking and garage
- Close proximity to amenities and Arnside Knott

Offered with no onward chain, this attractive 3 bed detached home is set in a desirable location, offering spacious, well-balanced accommodation with a beautiful garden and views. The home opens into a bright and welcoming entrance porch, leading through to a spacious hallway with built-in storage and convenient internal access to the garage. At the heart of the home is a light-filled living room with sliding glass doors that open onto the rear garden. The space flows seamlessly into an L-shaped dining area, ideal for family meals or entertaining, with an electric fireplace adding a warm focal point. The kitchen is well-appointed with stylish wood-effect units, quality Bosch appliances, and space for a breakfast table. Adjacent to the kitchen, a separate utility room provides practical workspace and access to the side of the

property. The ground floor also features a retro-style bathroom and a generous double bedroom with garden views, making it ideal for guests or single-level living. Upstairs, two spacious double bedrooms each benefitting from built-in wardrobes and enjoying elevated views across the garden towards the estuary. A fully tiled shower room with a Velux window completes the first floor. The property also boasts a large garage with an electric up-and-over door—ideal for storage, hobbies, or workshop use. Externally, the front of the property features a neat lawn and two driveways—one for up to four vehicles, the other for two—ideal for extra parking. A gated side path leads to a private rear garden with a large lawn, a patio area can be found off the living room, and well-kept flower

beds, all enclosed by wooden fencing. Arnside is a sought-after village and designated Area of Outstanding Natural Beauty. The village has a variety of amenities including: the famous 'Arnside Chip Shop', 2 grocery stores - one being a few minutes walk away, a doctors surgery, pharmacy, a primary school, 2 pubs and a variety of coffee shops. There are good transport links from the village with a train station (with access to Lancaster- Manchester- Manchester Airport and the West coast). There is a bus service and the M6 motorway 15 minutes away. The village has a vibrant community with several local groups/societies, play groups, crown green bowling, tennis courts, a popular sailing club and both a football and cricket club.



GROUND FLOOR

Entrance porch - A bright and welcoming entrance porch situated at the front of the property, offering ample space for removing shoes and boots.

Hallway - A spacious entrance hallway accessed via the front porch, featuring a large double-door storage cupboard, ideal for coats, shoes, and household items. The hallway also provides direct internal access to the garage, adding convenience and functionality.

Living room - A bright and generously sized living room situated at the rear of the property, featuring sliding glass doors that open directly onto the beautiful garden—ideal for enjoying indoor-outdoor living. The room flows into an L-shaped dining area, creating a perfect space for family gatherings and entertaining. An electric fireplace with a neutral surround adds a warm and welcoming focal point.

Dining room - A well-proportioned dining room positioned next to the kitchen, comfortably accommodating a table for 6 to 8 people. This light-filled space enjoys pleasant views over the front gardens, making it ideal for both everyday meals and entertaining.

Kitchen - A well-appointed kitchen situated at the front of the property, featuring stylish wood-effect base and wall units paired with complementary worktops. A window above the sink allows for natural light and a pleasant outlook. The kitchen is fully equipped with a built-in fridge, Bosch dishwasher, and a double Bosch oven with a microwave conveniently positioned above. An electric hob with an extractor fan overhead completes this functional space. There is also room for a small table, ideal for casual dining.



Utility room - The Utility Room is located at the side of the property, and is equipped with a sink, washing machine, and freezer. It also benefits from direct access to the side of the property, making it ideal for everyday tasks and outdoor convenience.

Bathroom - Conveniently located adjacent to Bedroom Three, the ground floor bathroom features a charming green retro three-piece suite. The space is half tiled and benefits from a generously sized frosted glass window, allowing for plenty of natural light while maintaining privacy. A well-proportioned room.

Bedroom 3 - Bedroom Three is a well-proportioned double room with a pleasant view over the rear garden. A large window provides good natural light and a clear outlook onto the outdoor space.

FIRST FLOOR

Bedroom 1 - Bedroom One is a spacious double room located on the first floor, featuring double built-in wardrobes with a clothes rail. It enjoys lovely views over the gardens and towards the estuary.

Bedroom 2 - Bedroom Two is also a generous double room situated on the first floor, mirroring Bedroom One in both layout and features. It includes double built-in wardrobes with a clothes rail and enjoys the same picturesque views across the gardens towards the estuary, making it a bright and peaceful space.

Shower room - Located between the two bedrooms, this well-appointed shower room features a mains-fed shower cubicle, wash basin, and WC. Fully tiled throughout, it also benefits from a Velux window that brings in natural light

Garage - Generously sized garage featuring an electric up-and-over door, ideal for use as a workshop, hobby room, or additional storage. The gas boiler is conveniently located within this space.

Externally

Externally, the front of the property features a well-kept lawn and two driveways—one accommodating up to four vehicles and the other suitable for two, making it ideal for those in need of additional parking. A gated path leads around the side of the property to the rear garden, which offers a high degree of privacy. The rear garden boasts a generous lawn and a patio area directly accessible from the living room—perfect for outdoor seating and entertaining. The gardens are beautifully maintained, with well-established flower beds and shrubs bordering the space, all enclosed by wooden fencing.



Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///perfectly.present.caravans](https://www.what3words.com/#!/perfectly.present.caravans)



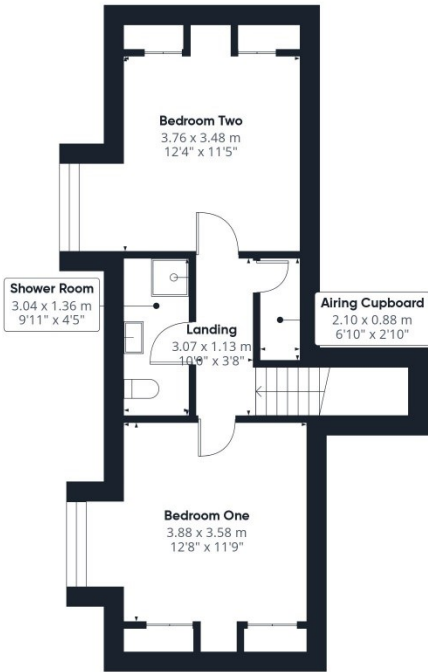
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

138.9 m²
1498 ft²

Reduced headroom

1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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