



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Cobwebs - Heversham





Features

- Three double bedrooms with differing outlooks
- A charming semi-detached true bungalow
- A sleek shower room/wet room
- A generous driveway with garage and additional carport
- A private rear garden with direct access to the adjoining field

Welcome to 'Cobwebs', an impressive and spacious 3 bedroom, semi-detached true bungalow, perfectly positioned in a quiet and highly desirable location. The property opens into a handy entrance porch, an inviting hallway which then leads to a generous living room, where a large window frames delightful views of the rear garden - an ideal space to relax and socialise with family and friends. Glazed double doors connect this room to the thoughtfully designed kitchen, offering ample space for a dining table and enjoying lovely views over the rear garden. Sliding patio doors provide direct

access to the garden patio, creating a seamless indoor-outdoor flow. From the central hallway, which includes useful built-in storage, you'll find a practical utility room with its own separate access from the driveway, ideal for everyday convenience. The spacious master bedroom overlooks the rear garden and provides plenty of room for additional furnishings, such as a sofa or dressing area. There are two further bright double bedrooms, along with a contemporary wet room featuring a mains-fed shower, modern fittings, sleek tiling and built in storage. Externally, the property benefits from a

generous driveway offering parking for up to four vehicles, together with an integrated garage providing secure parking or valuable storage space. The front garden features attractive, low-maintenance borders filled with mature shrubs, while the rear garden is beautifully landscaped with vibrant planting and a focal wildlife pond, creating a peaceful and private outdoor retreat. A gated access point opens directly onto a footpath leading into open fields, perfect for enjoying countryside walks straight from your doorstep.



Entrance porch - A bright and welcoming entrance porch, ideal for removing and storing coats and shoes, with a tiled floor and heating to keep outerwear warm and dry.

Kitchen/dining room - A bright and versatile space designed for both cooking and dining, with natural light streaming in. The kitchen features charming blue farmhouse-style base and wall units, paired with complementary work surfaces and ample room for a standalone cooker, dishwasher, and tall fridge freezer. There's space for a dining table, ideal for relaxed meals or entertaining, with a sliding door opening directly out to the garden. Glazed double doors connect to the living room, offering separation while maintaining a sense of openness.

Living room - A spacious and welcoming room featuring an electric fireplace as a stylish and cosy focal point, with a large picture window framing beautiful views out to the rear garden. There's ample space for family gatherings and entertaining, while glazed double doors offer separation from the kitchen yet can be opened to create a sociable, open-plan feel.

Utility room - A practical utility space with room for a washing machine and dryer, complemented by a sink and fitted storage units. A monochrome splashback adds a stylish touch, while the tiled floor ensures easy maintenance. A door leads directly out to the side garden, offering convenient access.





Hallway - A central hallway providing access to the main accommodation, complete with a built-in cupboard offering useful storage.

Bedroom 1 - A spacious double bedroom enjoying views over the rear garden, with ample room for a bed, wardrobes, and storage units. There's also space for a sofa, creating a relaxing or dressing area within the room.

Bedroom 2 - A light-filled double bedroom with a bright, airy feel and side-facing views.

Bedroom 3 - A double bedroom with front-facing views out to the garden.

Shower room - A superb, modern wet room featuring a mains-fed shower, contemporary hand basin and W.C., along with a heated towel rail. The space is beautifully finished with sleek, fully tiled grey walls and a practical anti-slip flooring. A large built-in cupboard provides excellent storage, combining style with functionality.

Garage - A great space for storage currently fitted out with shelving. With an up and over front door and also a door offering side access.



Externally

To the front of the property, a well-stocked border filled with mature shrubs adds vibrant colour and is framed by a charming low stone wall leading to where you will find the main entrance. A driveway lies to the front and extends along the side of the home beneath a carport, bordered by attractive stone walls and mature planting, with a high hedge providing excellent privacy. The driveway continues to a pathway running down the side of the property, offering pedestrian access to the garage and additional entry to the home via the utility room. Beyond the gate, you'll find the enclosed rear garden - a delightful outdoor space designed for both relaxation and entertaining. A patio sits directly outside the kitchen's sliding doors, perfect for alfresco dining. The garden also features a tranquil pond and meandering pathways bordered by colourful, mature plants and shrubs that provide year-round interest. At the far end of the garden, an additional patio area offers views across the fields and ample space for a garden shed. A gated access point in the boundary leads directly onto the footpath through the fields, providing the perfect opportunity for countryside walks right from your doorstep.



Useful Information

Tenure - Freehold.

Year build- 1972.

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

Heating - Gas central heating.

Drainage - Mains.

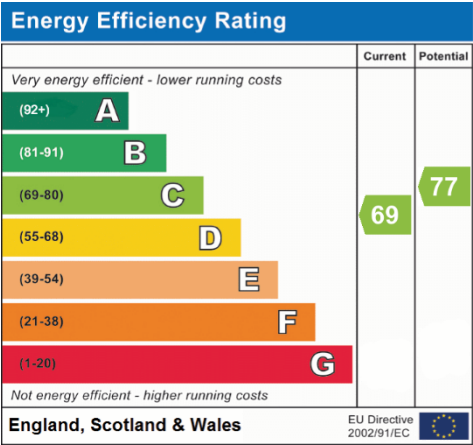
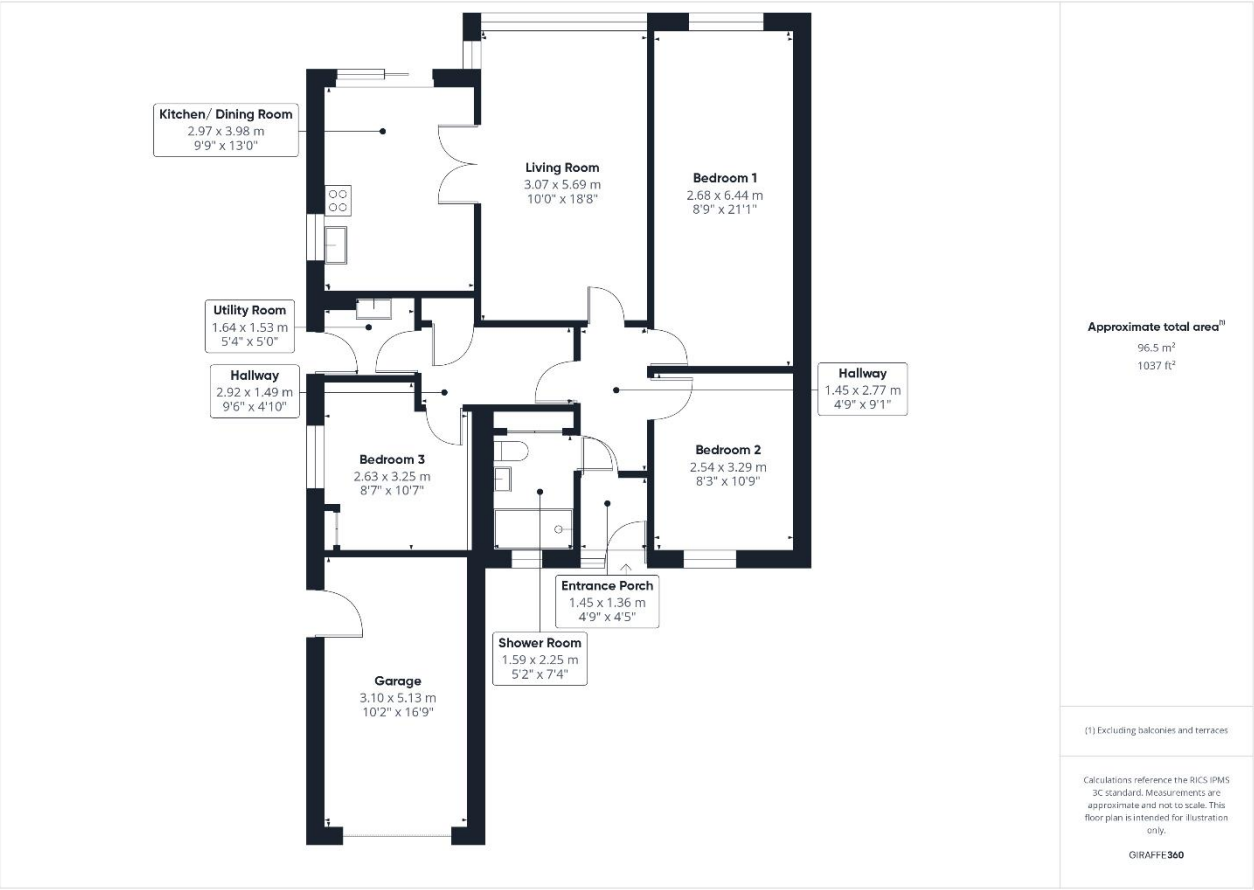
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