



Silverdale

£460,000

1 Birch Drive, Silverdale, Carnforth, Lancashire, LA5 0SE

Detached bungalow situated on a desirable corner plot offered with no chain. Fully renovated, ensuring a modern and comfortable living space. Inside, you'll find a spacious living room, a well-appointed kitchen diner, a utility room, and a large 'pantry'/office area. The ground floor includes two bedrooms, and there's a loft conversion, adding extra versatility to the home. Outside, a purpose-built cabin/office provides a seduced space for work or hobbies. You'll also find a pizza oven, perfect for hosting outdoor gatherings. The wrap-around gardens are designed for easy maintenance, allowing you to enjoy the outdoor space without extensive upkeep.

Quick Overview

Detached Bungalow
 Delightful Position Adjacent to the National Trust
 Field
 Recently Renovated Throughout
 Two Ground Floor Bedrooms
 Loft Conversion
 Modern Kitchen and Bathroom
 Corner Plot with Wrap Around Gardens
 Purpose Built Cabin/Office to the Rear
 Ample Off Road Parking
 Ultrafast Broadband 1000mbps*



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C



Ultrafast
Broadband



Off Road Parking

Property Reference: AR2524



Living Room



Dining Area



Kitchen



Utility

Property Overview Welcome to this lovingly and carefully refurbished bungalow, an exquisite gem brought to life by its current owners. Step through the inviting front door and be captivated by the warm ambience that greets you in the hallway. To your left is the expansive living room, adorned with dual aspect windows and a charming square bay, allowing natural light to dance on the elegant laminate flooring. A focal point in this delightful space is the feature electric fire, adding both character and comfort.

Continuing through to the inner hallway, you'll find bedroom three thoughtfully positioned on the right side. This delightful room offers a view over the driveway and boasts a practical built-in cupboard. Adjacent to it, the family shower room awaits, exuding modernity with its tasteful tiled walls and lino flooring. The large walk-in shower, basin with cupboard space underneath, and the WC ensure convenience and functionality. Further along the inner hall lies bedroom two, where a serene window overlooks the side garden, creating a tranquil retreat for its occupants.

Venturing towards the rear of the property, you'll be amazed by the spacious kitchen diner that spans the bungalow's width. Immaculately designed with soft close wall and base units, complemented by 'stardust' quartz worktops and stylish tiled splashbacks. The kitchen is equipped with premium appliances, including an integrated AEG fridge, Neff dishwasher, AEG electric double oven, microwave, and 4-ring gas hob. Adjoining the dining area, double patio doors beckon you to embrace the outdoors and lead to the enchanting garden.

Conveniently converted from the garage, a versatile multipurpose room awaits to fulfil your desires. Previously used as a gym, this space offers endless possibilities to suit your lifestyle. Beyond this, a handy utility room boasts plumbing for a washing machine, additional wall and base units, the boiler, and an external door providing easy access to the garden.

Venture upstairs to the loft conversion, where the master bedroom awaits with open arms. Bathed in natural light from two charming velux windows, this room feels both airy and inviting. A spacious storage area accompanies the master bedroom, presenting the potential for a lavish dressing room or en-suite if you wish to indulge in your dream sanctuary.

This captivating property seamlessly combines elegance and practicality, offering a harmonious blend of modern living and thoughtful design. Whether you desire tranquil relaxation or vibrant gatherings, this bungalow provides an idyllic canvas for you to create cherished memories. Don't miss the opportunity to make this house your cherished home.

Outside The property boasts a charming and well-maintained front garden, featuring a lush lawn adorned with delightful bordering plants and shrubs. Access to the side garden can be found through a gate from the front, which also features a well-kept lawn and is adorned with beautiful bordering plants and mature shrubs, adding to the overall appeal. As you move to the back garden, you'll be delighted by its



Living Room



Kitchen



Utility



Bedroom One



Bedroom Two



Bathroom

enchancing allure and wonderful view of the Pepper Pot. A slabbed patio area at the rear of the house provides the perfect spot for outdoor relaxation and entertainment. The centre of the garden is embellished with easy-to-maintain slate chippings, surrounded by carefully arranged flower beds, offering a lovely and low-maintenance landscape. A standout feature in this magical garden is the purpose-built fully insulated and double-glazed cabin. This cabin is a true gem, exuding rustic charm with its pallet effect wall. It's thoughtfully equipped with a wood burner, ensuring a cosy and inviting atmosphere even during colder evenings. This cabin serves as a fantastic retreat or an extension of living space, perfect for relaxation and quality time with loved ones.

The garden further enhances its entertaining possibilities with a pizza oven, providing a delightful way to host gatherings and enjoy outdoor culinary experiences.

On the roadside of the garden, you'll find convenient double gates leading to the concrete and clad motorbike garage. This secure space provides a practical solution for motorcycle owners, ensuring their prized possessions are kept safe and protected.

Behind the motorbike garage, a shed offers additional storage options, catering to the various needs of homeowners.

To accommodate firewood for the wood burner and other outdoor essentials, a handy woodstore is thoughtfully placed within the garden, ensuring everything stays well-organized and easily accessible.

Completing the line up of garden facilities, two smaller sheds provide versatile storage space for gardening tools, equipment, or any other belongings.

This enchanting and well-appointed garden adds a touch of magic to the property, making it an inviting haven for relaxation, entertainment, and leisure, where cherished memories are bound to be created.

Parking In addition to the beautiful front garden, the property offers a practical concrete driveway capable of accommodating 2-3 cars.

Accommodation (with approximate dimensions)

Living Room 17' 00" x 13' 11" (5.18m x 4.24m)

Kitchen Diner 23' 01" x 10' 05" (7.04m x 3.18m)

Storage/Gym 11' 02" x 8' 01" (3.4m x 2.46m)

Utility 8' 07" x 7' 09" (2.62m x 2.36m)

Master Bedroom 25' 09" x 13' 07" (7.85m x 4.14m)

Storage 21' 00" x 9' 05" (6.4m x 2.87m)

Bedroom Two 10' 11" x 10' 09" (3.33m x 3.28m)

Bedroom Three 13' 04" x 5' 07" (4.06m x 1.7m)

Family Shower Room

Cabin 22' 00" x 7' 07" (6.71m x 2.31m)



Cabin



Rear Garden



Rear Elevation



Side Elevation



2011 Ordnance Survey 00165300

What 3 Words ///funny.hits.surcharge

Directions From the Hackney and Leigh office in Arnside, head West on The Promenade/B5282 towards Ashleigh Road, follow the road round to the left onto Silverdale Road and continue approximately 1.8 miles onto Cove Road, turn right onto Cove Drive and right again onto Birch Drive and the property can be located next to our For Sale board.

Property Information

Council Tax Tax Band D - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Services Mains gas, water and electricity.

Marsh Sewage Treatment plant for 6 people and noise reduction fitted in 2022.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



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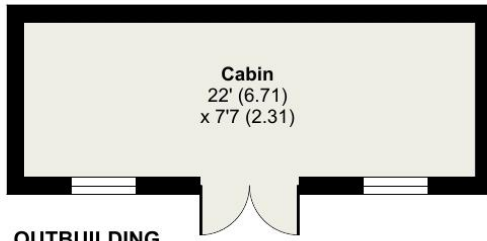
Birch Drive, Silverdale, Carnforth, LA5

Approximate Area = 1650 sq ft / 153.2 sq m

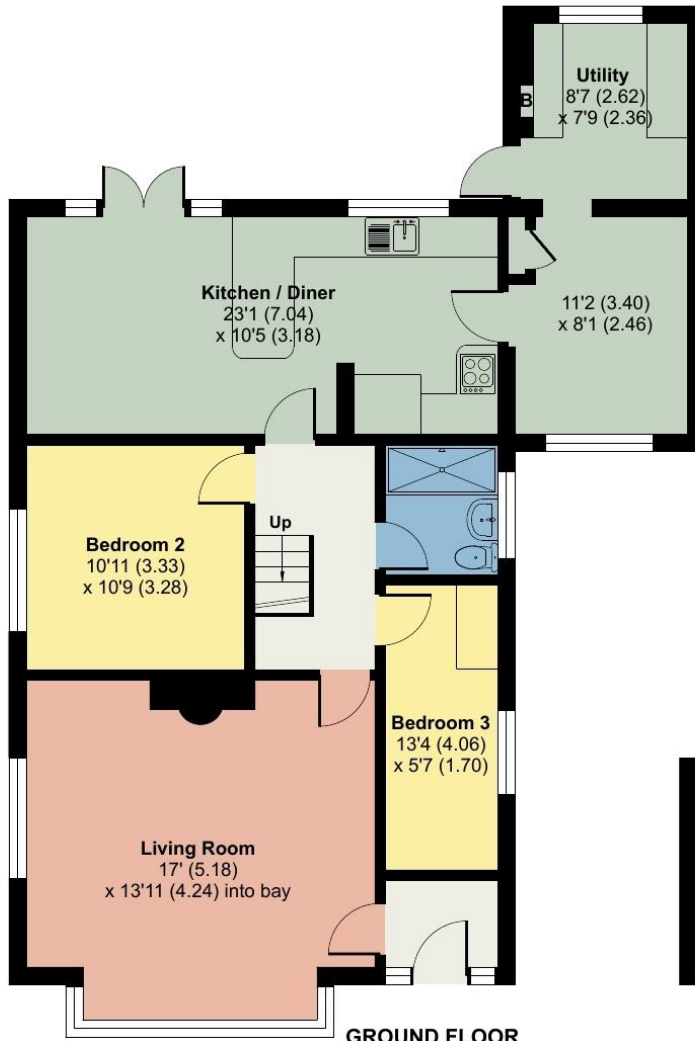
Outbuilding = 167 sq ft / 15.5 sq m

Total = 1817 sq ft / 168.7 sq m

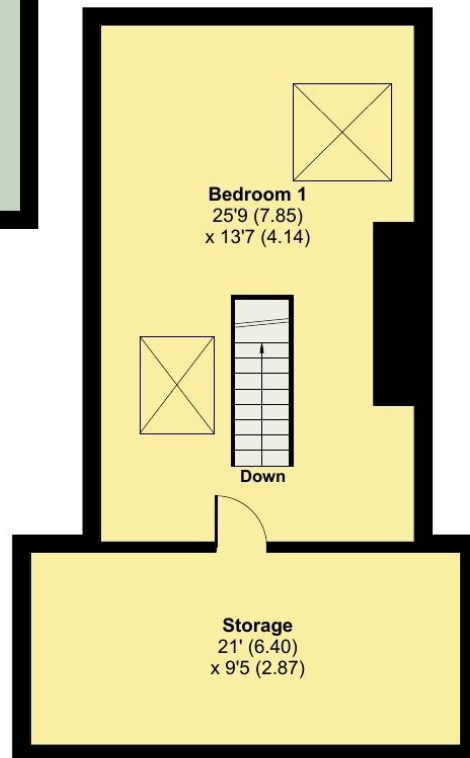
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1010874

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