

Arnside

£525,000

1 Saul Gardens, Redhills Road, Arnside, Cumbria, LA5 0AT

A detached four/five-bedroom bungalow offering spacious and versatile accommodation, set over split levels and featuring two bathrooms, two reception rooms, off-road parking and a garage.

The property also benefits from an established rear garden and occupies a peaceful cul-de-sac shared by just three properties. Situated in the sought-after village of Arnside, there is an array of scenic walks and countryside routes right from the doorstep, making this an ideal home for those seeking a tranquil setting with excellent access to the outdoors.

Quick Overview

- Four/Five Bedroom Detached Bungalow
- Two Bathrooms and Two Reception Rooms
- Garage and Off Road Parking
- Cul De Sac Location
- Close to Local Shops and Amenities
- Well Established Garden
- Array of Walks from the Doorstep
- Ultrafast Broadband Available*

Property Reference: AR2709

5	2	2	TBC	*Ultrafast* Broadband*	*Garage & Off Road Parking*



Entrance Hallway



Hallway



Bedroom Two



Bedroom Three

On entering 1 Saul Gardens, you are welcomed by a spacious entrance hallway providing access to the ground-floor accommodation, stairs rising to the first floor and useful understairs storage.

The ground floor offers an impressive degree of flexibility, with three bedrooms comprising two double rooms and a single. These versatile rooms could easily be adapted to suit individual needs and would lend themselves equally well to use as bedrooms, a home office, study, playroom, hobby room or additional reception space.

To the rear of the property is the kitchen, featuring a range of wall and base units complemented by work surfaces and tiled surrounds. There is a breakfast bar, stainless steel one-and-a-half bowl sink and drainer, space and plumbing for a washing machine and space for an under-counter fridge. Integrated appliances include a Bosch eye-level single electric oven with Bosch microwave above, together with a four-ring electric hob and extractor over. A door provides access to the garage, with a further door leading through to the adjoining living accommodation.

The dining area provides an ideal space for family meals and entertaining, with patio doors opening directly onto the rear garden.

Steps lead down to the living room, which enjoys an excellent connection with the garden courtesy of two sets of patio doors. A brick-built central fireplace with display shelving provides an attractive focal point, complemented by an electric coal-effect fire set upon a hearth.

Completing the ground floor is a well-appointed shower room with a large shower enclosure, WC and wash hand basin with storage, together with additional storage cupboards and a heated towel ladder radiator.

To the first floor are two further bedrooms. Bedroom one benefits from a Velux window and useful eaves storage, while bedroom five is a versatile smaller single room with eaves storage and limited head height. This room would be ideally suited as a guest bedroom, dressing room, home office or study, depending on requirements. Completing the first floor is a well-appointed bathroom, featuring a bath, airing cupboard, WC and wash hand basin with a useful storage unit beneath.



Living Area



Dining Area



Kitchen



Shower Room



Bedroom One



Bathroom

Outside, the property is approached via a driveway providing off-road parking and access to the garage, which benefits from an up-and-over door and lighting. A small lawned area completes the front garden.

Gated side access leads through to the established rear garden, which is a particular feature of the property. Well screened by mature hedgerows and established trees, including attractive Acer trees. There is a patio area providing an excellent space for outdoor seating and entertaining, together with a garden shed and established planting, creating a pleasant and secluded outdoor setting.

Accommodation (with approximate dimensions)

Kitchen 13' 4" x 11' 8" (4.06m x 3.56m)
Dining Area 10' 9" x 11' 7" (3.28m x 3.53m)
Living Room 15' 1" x 11' 7" (4.6m x 3.53m)
Shower Room 9' 9" x 7' 6" (2.97m x 2.29m)
Bedroom Two 13' 3" x 10' 6" (4.04m x 3.2m)
Bedroom Three 9' 8" x 10' 6" (2.95m x 3.2m)
Bedroom Four 10' 10" x 7' 5" (3.3m x 2.26m)
Garage 9' 6" x 18' 1" (2.9m x 5.51m)
Bedroom One 17' 0" x 13' 10" (5.18m x 4.22m)
Bedroom Five / Dressing Room 13' 4" x 11' 9" (4.06m x 3.58m) MAX
Bathroom 9' 8" x 7' 5" (2.95m x 2.26m)

Property Information

Council Tax Band F Westmorland and Furness Council.

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

What3words ///handrail.senses.clockwork

Directions From the Arnside Office, proceed along the Promenade bearing left past The Albion onto Silverdale Road.Turn right onto Redhills Road and Saul Gardens can be found on the left where the road bends to the left, just before Lawrence Drive.



Garden



Garden



Garden



Front Elevation



2016 Ordnance Survey 00515756

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Meet the Team

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Approximate total area(1)

150.9 m²

1624 ft²

Reduced headroom

8.6 m²

93 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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