



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Hunters Busk – Heversham





Features

- Spacious open-plan living, dining and kitchen area, perfect for modern lifestyles and entertaining
- Two generous double bedrooms, including a principal bedroom with a full wall of fitted wardrobes
- Exciting opportunity to modernise, personalise and add value
- Driveway providing off-road parking for two/three vehicles

A delightful two-bedroom semi-detached bungalow, situated in a highly sought-after residential area of Heversham and offered with no onward chain. The property offers excellent scope for a new owner to add value and put their own stamp on it over time. The accommodation is centred around a welcoming entrance hallway, leading through to the bright and sociable open-plan living, dining and kitchen space, perfectly suited to modern living while still providing plenty of room to relax and

entertain. There are two double bedrooms, one of which benefits from a full wall of fitted wardrobes and storage. The contemporary bathroom is well appointed and finished to a high standard. Further enhancing the practicality of the home are a useful utility room, a bright rear porch and a versatile garage, currently arranged as additional usable space, ideal as a workshop, hobby room, craft studio or home office, with potential to create a further bedroom

subject to the necessary building consents. Externally, the property enjoys low-maintenance gardens to the front, side and rear, offering both practicality and potential. The outside space could be further landscaped or enhanced to suit a purchaser's individual tastes, while the attractive countryside views provide a lovely backdrop and a real sense of rural tranquillity. A driveway provides off-road parking for two/three vehicles.

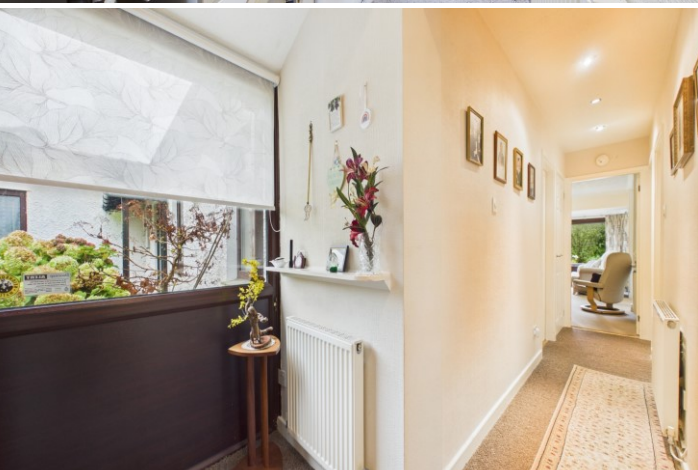


Entrance Hallway - A welcoming entrance hall with a vaulted ceiling and a large feature window, flooding the space with natural light. Two built-in storage cupboards, one to each end, complete with fitted shelving and hanging space, provide practical space for coats, shoes and everyday essentials.

Living Room/Dining Room - A bright and spacious room, perfectly designed for both everyday living and entertaining, with delightful views through the large picture window out to the rear garden. Thoughtfully arranged to create a distinct living and dining area. The living area is positioned to make the most of the natural light and attractive garden outlook, providing ample space to relax and unwind. A stylish wall-mounted electric fireplace creates an inviting focal point and adds a cosy ambience to the room. The dining area comfortably accommodates a table seating six, making it ideal for family meals, dinner parties and gatherings with friends.

Kitchen - Open to the living and dining area, the kitchen is perfectly suited to modern family life, offering an excellent range of storage cupboards complemented by attractive dark marbled work surfaces. Integrated appliances include an oven, electric hob with extractor hood above and there is space for a tall fridge freezer and under-counter provision for a dishwasher. A side-facing window, together with a floor-to-ceiling glazed panel and glazed rear door, allows natural light to flood the space and creates a wonderful connection to the garden beyond. Opening directly onto the patio, the kitchen seamlessly blends indoor and outdoor living, making it ideal for entertaining, al fresco dining and enjoying the warmer months with family and friends.





Bedroom One - A double bedroom enjoying pleasant side views over the garden. A full wall of fitted wardrobes, drawers and shelving provides an abundance of storage.

Bedroom Two - A well-proportioned double bedroom enjoying a pleasant front-facing outlook, with ample space for bedroom furniture. Access to the attic is available from this room.

Bathroom - A stylish bathroom, beautifully finished with fully tiled walls and flooring for a sleek, low-maintenance feel. The suite comprises a bath with a mains-fed shower overhead, a concealed cistern WC and a wall-mounted hand basin. Thoughtful finishing touches include a tall heated towel rail for added comfort, a built-in display shelf providing practical storage, and a large mirror which enhances the sense of space and light within the room.

Utility Room - Located just off the entrance hallway, this highly practical additional room provides excellent everyday functionality. Fitted storage units offer plenty of space for household essentials, whilst there is provision for both a washing machine and tumble dryer, together with a sink and drainer. The room also provides access to the rear porch and, via an internal door and staircase, direct access down to the garage, making it an incredibly useful extension of the home's living space.

Rear Porch - Accessed from both the side garden and the utility room, this bright and versatile rear porch provides a welcoming secondary entrance to the home. Featuring a vaulted ceiling, the space feels light and airy, with room for storage, muddy boots and outdoor gear. It also offers an ideal spot for keen gardeners to nurture plants and seedlings.

Garage - Currently only accessed from the utility room, this versatile and generously proportioned space offers excellent potential for a variety of uses and also houses the boiler. Natural light enters through the side-facing windows, whilst fitted cupboards along one wall provide useful built-in storage. With a good ceiling height and heating installed, the room is well suited as a workshop, hobby room, craft studio or home office. There is also potential to create a third bedroom, subject to any necessary building consents, offering valuable additional space and the flexibility to adapt the property to suit individual needs.

Externally - To the front of the property, the driveway provides ample off-road parking for two/three vehicles, whilst the paved pathway leads invitingly up to the front door, flanked by raised planted beds that create a welcoming first impression. Gated side access leads through to the rear garden, and the side garden itself offers excellent potential for further landscaping or development. The rear garden is a particularly private and generously proportioned area, designed to be both attractive and low maintenance. A raised patio directly outside the kitchen provides the perfect setting for morning coffee, outdoor dining and entertaining during the warmer months with a retractable awning present. Beyond, the garden is predominantly laid to gravel, with stepping stone pathways weaving throughout, creating an attractive and easy-to-maintain outdoor space. Mature trees and established planting provide year-round interest and colour, while views beyond the hedge extend across the neighbouring fields, adding to the sense of openness and countryside charm.

Useful Information

Tenure - Freehold.

House built - 1983 approx.

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

Heating - Gas central heating.

Drainage - Mains.

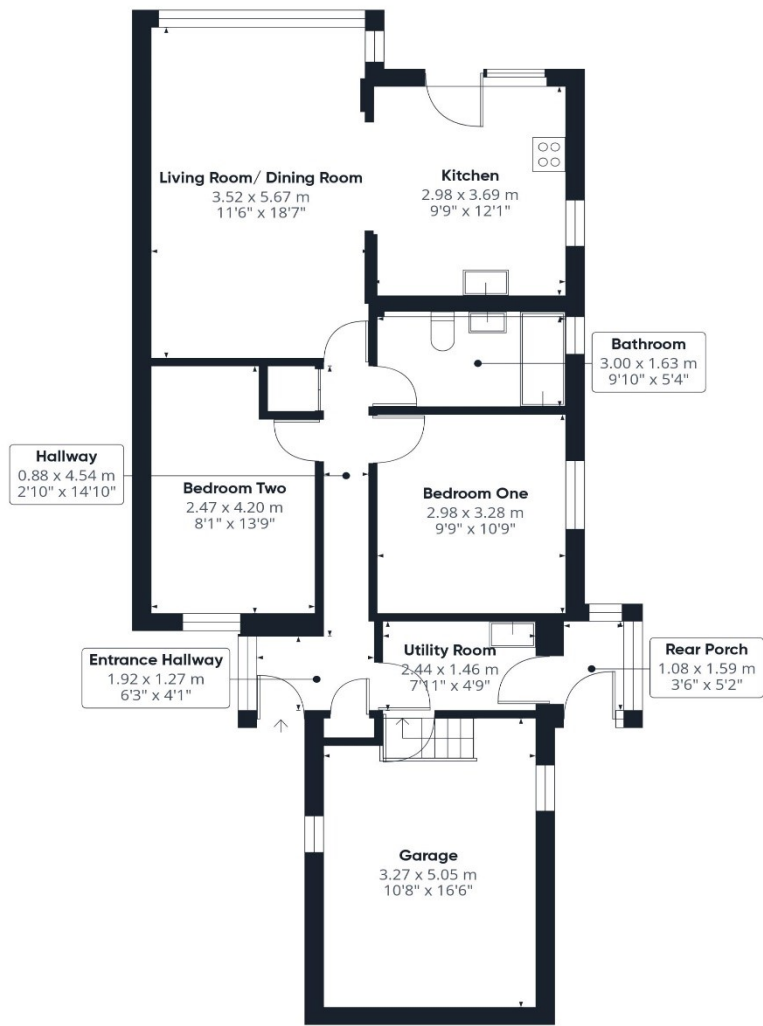
What3Words location - [outboard.converged.sweeper](https://www.what3words.com/outboard.converged.sweeper).



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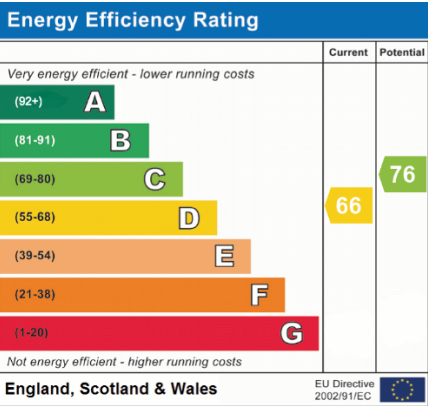


Approximate total area⁽¹⁾
83.8 m²
901 ft²

(1) Excluding balconies and terraces

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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