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Local, Professional Property Services

14 Paddock Way - Storth





Features

- A link detached true bungalow
- A well equipped kitchen with a good range of storage and access to the garden
- Two bright double bedrooms
- Offered with no onward chain
- A driveway and integrated garage
- Located in a peaceful and private residential location

A charming, well-maintained 2 bedroom true bungalow, set within beautifully planted and well-established gardens, and further benefitting from a private driveway and integrated garage. Upon entering the property, the central hallway provides access to all accommodation, creating a practical and easy-to-navigate layout ideal for single-level living. The cosy yet spacious living room offers a comfortable and inviting space to relax, thoughtfully zoned to incorporate a dining area, perfect for both everyday living and entertaining. The well-equipped kitchen features a good range of fitted units and enjoys direct access to the garden, allowing natural light to fill the space and providing convenient indoor-outdoor connection. There are two generous double bedrooms,

both offering bright and comfortable accommodation with ample space for furniture, alongside the three piece bathroom fitted with contemporary fixtures and finishes. Externally, the property is surrounded by well-planted gardens that provide colour, interest, and a pleasant outlook throughout the year, while the driveway offers off-road parking and leads to the integrated garage for additional storage or vehicle space. The property is offered to the market with the significant benefit of no onward chain, presenting an excellent opportunity for downsizers, retirees, or buyers seeking convenient and low-maintenance single-storey living. Storth village is set within an Area of Outstanding Natural Beauty and

boasts a post office and community shop and is located within close proximity to Arnside and also Milnthorpe which offers a range of restaurants- takeaways- a supermarket and Dallam secondary school. The village itself has Storth Primary School- rated GOOD by Ofsted- which is just a 10 minute walk away from the property. There are good transport links from Arnside with regular bus services- the train station and the M6 motorway is only a 15 minute drive away. The village has a vibrant community with several local groups and societies taking place at both the Village Hall and Heron Hall including play groups and an amateur dramatics society and an impressive open playing field to enjoy.



Entrance porch - A practical entrance area, ideal for removing coats and shoes before entering the main accommodation, featuring a tiled floor for easy maintenance.

Hallway - A bright and welcoming entrance hallway, offering space for coats and shoes and providing access to all rooms. Additionally, there is access to the attic to one end.

Living room/ dining - A wonderfully bright and versatile space incorporating both the main living area and a dedicated dining area. The living room enjoys dual-aspect views and features an open fireplace, adding a cosy focal point and creating an inviting setting for family time and entertaining. An open archway leads through to the dining area, which comfortably accommodates a dining table and benefits from rear-facing views through the large picture window. There is a doorway here, now blocked up, that leads through to the kitchen that could be re-instated if required.

Kitchen - A well-equipped kitchen fitted with a good range of light wood-effect base and wall units complemented by darker work surfaces. Integrated appliances include a waist-height oven with grill above, a gas hob with extractor, and a fridge/freezer, with additional space for a washing machine. A stable door provides direct access to the garden, while a window allows plenty of natural light to flood the room. There is a walk in pantry cupboard perfect for additional storage.





Bedroom 1 - A generously sized and bright double bedroom, featuring a large picture window and ample space for bedroom furniture.

Bedroom 2 - A bright double bedroom filled with natural light and enjoying front-facing views.

Bathroom - A modern, bright bathroom suite comprising a WC, a wash hand basin set within a vanity unit providing useful storage, and a bath fitted with a 'U' door and integrated accessibility seat for ease of access. An electric shower is positioned over the bath. The room is neutrally tiled and further benefits from a heated towel rail.

Garage - An integrated garage fitted with a new up-and-over electric door, featuring a rear access door leading to the garden. Natural light is provided via a window, creating a bright and functional space.



Externally

The front of the home is attractively framed by a landscaped lawn, bordered by well-tended planting that provides a pop of colour and interest throughout the year. A driveway offers parking for a vehicle and leads up to the garage. To the rear, the garden is a delightful and private space, featuring a central lawn surrounded by mature shrubs and bushes, with ample room to sit out and enjoy the peaceful surroundings.

Useful Information

Tenure - Freehold.

Property built - 1968.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

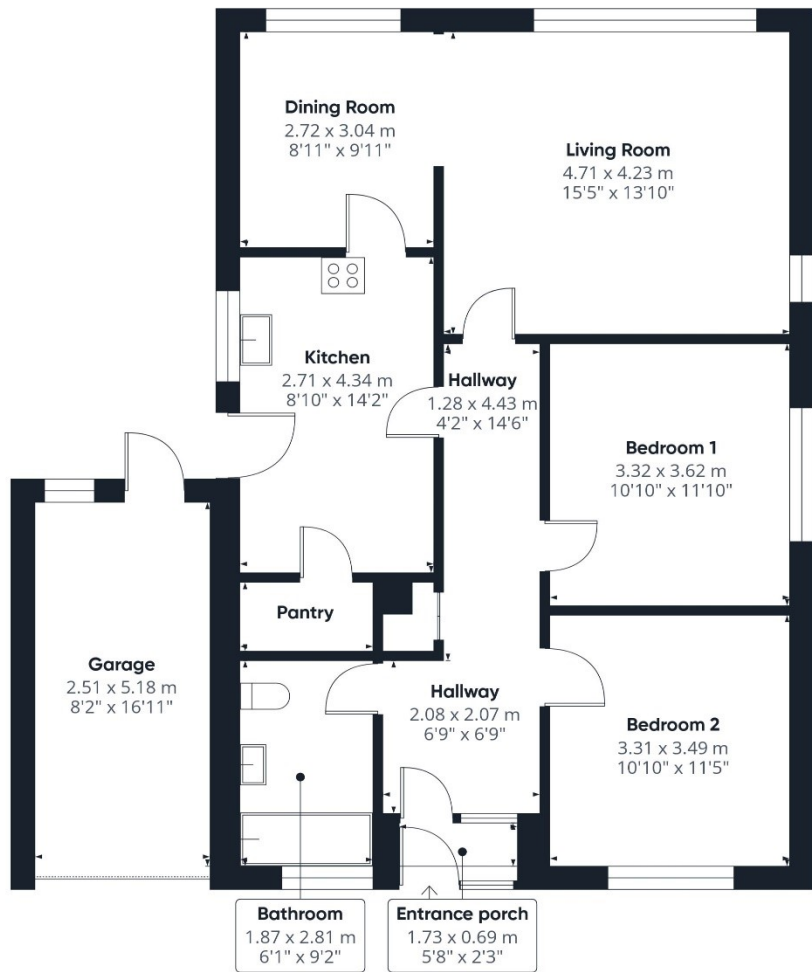
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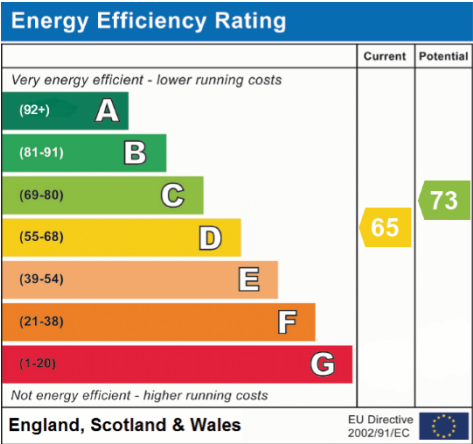


Approximate total area⁽¹⁾
96.7 m²
1040 ft²

(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.

GIRAFFE360



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