



WATERHOUSE
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Local, Professional Property Services

32 St. Johns Avenue - Silverdale





Features

- 3/4 bedroom modern detached bungalow
- Stylish Siematic open plan kitchen/dining room
- Bright sun room with glazed roof, Faber gas fire and bi-fold doors to the garden
- Garage and parking for 9 vehicles
- South-facing private garden with lawn, patio, established planting and hot tub cabin
- B4RN broadband

An exciting opportunity to acquire a modern detached bungalow, occupying a generous plot in a sought-after Silverdale location. Offering flexible 3/4-bedroom accommodation, ample parking for 9 vehicles, a garage and private south-facing garden. A bright entrance hallway provides access to the main accommodation and loft, with useful storage. The spacious front reception room is currently used as a bedroom but offers flexibility as a fourth bedroom or comfortable living room, with large windows and a stone fireplace with gas log-burner effect. The impressive kitchen/dining room forms the heart of the home, providing a generous family space with room for a dining table seating six to eight. The

dining area flows into the stylish Siematic kitchen, fitted with granite worktops, quality appliances and a solid wood breakfast bar. The kitchen opens into a bright sun room overlooking the rear garden, featuring a glazed roof, large windows, Faber gas fire and bi-folding doors onto the patio. A useful second entrance with vaulted ceiling and Velux window provides a light and welcoming additional access point. The property offers three bedrooms, with the principal bedroom and a further bedroom positioned off the main hallway alongside the family bathroom. Bedroom two is located to the rear overlooking the garden and is currently arranged with two single beds, conveniently positioned next to

the well-appointed shower room with Jacuzzi shower. The family bathroom is fitted with a white suite, bath with shower hose, wash hand basin and WC, with fully tiled walls and a large heated towel rail. Externally, the property occupies a generous plot with attractive front and south-facing rear gardens, enclosed by established hedging and stone boundary walls. The rear garden offers a good-sized lawn, established planting, paved seating area and charming hot tub cabin. A driveway provides access to the garage, with further parking for larger vehicles, while access is available around both sides of the property.



Entrance Hallway - A bright and welcoming entrance hallway, creating a pleasant first impression and providing access to the loft. The hallway also benefits from a useful storage cupboard, ideal for keeping coats and shoes neatly tucked away, also housing the consumer unit.

Living Room/Bedroom - A spacious and bright reception room positioned at the front of the property, currently used as a bedroom but offering excellent versatility as either a generous bedroom or a comfortable living room. The room enjoys plenty of natural light from the large front-facing windows and features a lovely stone fireplace surround with a gas log-burner effect fireplace, creating an attractive focal point.

Kitchen/Dining Room - The spacious kitchen/dining room provides a versatile family space, with plenty of room for a dining table seating six to eight people. The dining area flows naturally into the impressive Siematic kitchen, fitted with a range of soft-close wall and base units, complemented by stunning granite worktops. A comprehensive selection of Miele appliances includes an oven, separate grill, integrated microwave, fridge freezer and dishwasher, together with an AEG induction hob. A solid wood breakfast bar provides a practical and sociable space for casual dining or entertaining, making this a fantastic heart of the home.

Sun Room - Bright and spacious, this sun room features a glazed roof and large windows, creating a light and airy space with lovely views over the rear garden. A Faber gas fire provides a cosy focal point, while bi-folding doors open directly onto the patio, making it ideal for relaxing and enjoying the garden.

Rear Entrance Area - The rear entrance area provides a welcoming secondary entrance into the home, featuring a high vaulted ceiling and Velux window which floods the space with natural light. There is also useful space for hanging coats.





Shower Room - A well-appointed shower room comprising a luxurious Jacuzzi shower enclosure with multiple body jets, WC and wash hand basin. A frosted glazed window provides natural light while maintaining privacy, with useful space and plumbing for a washing machine and tumble dryer.

Bedroom One - Positioned at the rear of the property, this spacious double bedroom offers ample room for a double bed and a good range of bedroom furniture.

Bedroom Three - A well-proportioned single bedroom positioned at the front of the property, featuring a fitted wardrobe and useful dressing table. The room offers excellent versatility and could also be utilised as a comfortable home office, study or hobby room.

Bedroom Two - A bright and comfortable bedroom positioned at the rear of the property, overlooking the garden and patio area. Currently furnished with two single beds, the room offers a versatile space and is conveniently located adjacent to the shower room.

Bathroom - The bathroom is fitted with a white suite comprising a bath with shower hose over, pedestal wash hand basin and WC. Fully-tiled walls provide a fresh, neutral finish, while the window allows plenty of natural light into the room. A large heated towel rail adds a practical finishing touch.

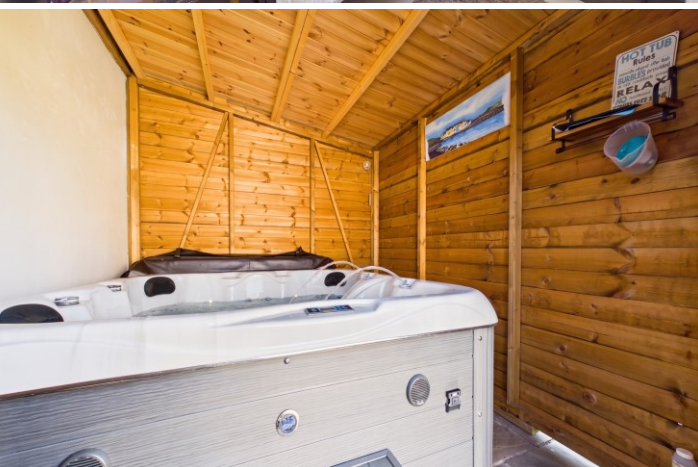


Hot Tub Cabin - A fantastic addition to the garden, this charming hot tub cabin provides a private and relaxing space to unwind and enjoy the outdoor surroundings. Perfect for relaxing after a long day or entertaining friends and family.

Garage - The generously sized garage provides excellent storage space and features an electric up-and-over door. To the rear, a separate area offers great potential for use as a home office or hobby room, with a large window providing plenty of natural light and a side door leading directly to the rear garden.

Externally

The property is complemented by well-maintained gardens and generous outdoor space. To the front, a large lawned garden provides an attractive approach, with mature planting and stone boundary walls adding character. A driveway extends alongside the property and leads to the garage, with a further driveway/parking area providing useful additional space for larger vehicles. The south-facing rear garden offers a good degree of privacy, enclosed by established hedging and attractive stone boundary walls. Mainly laid to lawn with established planting, the garden also features a paved seating area, ideal for outdoor dining and relaxation. A dedicated hot tub cabin provides an additional space to unwind and enjoy the garden. Access is available around both sides of the property, with a side door providing convenient access into the kitchen/dining space, as well a door providing access to the garage.



Useful Information

Property built - 1972.
 Tenure - Freehold.
 Council tax band - E (Lancaster City council).
 Heating - Gas boiler - installed 2025.
 Drainage - Septic tank located in rear garden.
 B4RN Broadband.
 What3Words location - [///sublet,judges.chosen](https://www.what3words.com/#!/sublet,judges.chosen).



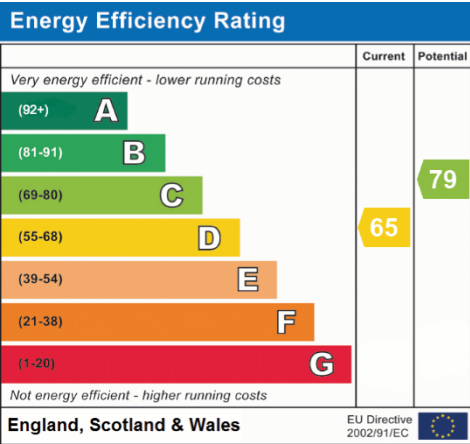
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Approximate total area^m
163.1 m²
1752 ft²



(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

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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