



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

9 Levens Way – Silverdale





Features

- Four light and bright bedrooms, two with fitted storage
- Open plan kitchen and dining area, ideal for social living
- Generous and well maintained wrap around gardens
- A garage and driveway able to accommodate several vehicles
- Located in a beautiful and quiet residential area

A delightful four-bedroom true bungalow, occupying a generous plot with wrap-around gardens, ample parking, and beautifully presented modern living spaces throughout. Entering through the bright and spacious entrance porch, you are welcomed into the central hallway. At the heart of the home is the impressive open-plan kitchen and dining room, thoughtfully designed with a wealth of storage, high-quality integrated appliances, and plenty of space for dining, entertaining, and everyday family life. The spacious living room enjoys pleasant views over the front garden and is centred around

a charming multi-fuel stove, creating a warm and inviting atmosphere year-round. The principal bedroom is a particularly generous double, featuring a full wall of fitted wardrobes offering excellent storage. There are three further versatile bedrooms, ideal for family, guests, hobbies, or home working. The accommodation is complemented by a sleek and contemporary four-piece family bathroom, together with a separate shower room, providing added convenience for busy households. Practicality is further enhanced by a useful utility room, keeping household chores

separate from the main living areas, whilst an integral garage offers additional storage or parking options. Externally, the property continues to impress. A substantial driveway provides comfortable parking for several vehicles, while the wrap-around gardens offer a variety of spaces to relax and enjoy the surroundings. Well-established and beautifully maintained, the gardens include areas for seating and entertaining, along with a greenhouse and garden shed, making them ideal for keen gardeners and those who appreciate outdoor living.



GROUND FLOOR

Entrance Porch - A wonderful welcome to the home, this spacious entrance porch provides ample room for coats and shoes, along with useful storage and space to sit down. Enjoying pleasant views over the front garden, it is bathed in natural light, while the warm wooden flooring adds warmth and character.

Hallway - An internal hallway providing access to all principal accommodation. A warm wooden floor flows throughout, creating a welcoming feel, while a deep storage cupboard offers practical space and houses the boiler.

Living room - A generous yet cosy living room enjoying lovely open views over the front garden through the large picture window. A charming multi-fuel stove sits within the fireplace recess, complemented by a decorative white mantel, creating a warm focal point for the room. Wooden flooring flows throughout, enhancing the inviting atmosphere, while the spacious layout provides ample room for all the family to relax and unwind together.

Kitchen/Diner - A wonderful social space that seamlessly combines a well-equipped kitchen with a bright and spacious dining area, creating the perfect hub for everyday living and entertaining. The kitchen is fitted with a wide range of stylish grey shaker-style units, complemented by beautiful thick Corian work surfaces. A central island provides additional storage and preparation space, while integrated appliances include an oven, grill, induction hob, extractor hood, dishwasher, large fridge, and wine cooler. Positioned to enjoy views over the garden, even washing up becomes a pleasant task. The kitchen flows effortlessly into the dining area, which offers ample space for family meals and entertaining guests. Flooded with natural light, the room benefits from a striking vaulted ceiling with four Velux windows, enhancing the sense of space and openness. Two sets of doors provide easy access to the gardens, creating a wonderful connection between indoor and





outdoor living. A continuation of the Karndean flooring unifies the space, while the work surface extends into a breakfast bar with seating for two, ideal for casual dining or morning coffee.

Bedroom One - A lovely double bedroom featuring a full wall of beautifully fitted mirrored wardrobes with sliding doors, providing an excellent combination of hanging space and shelving for storage. The large picture window enjoys attractive open views over the front garden, filling the room with natural light. Generously proportioned, this is a comfortable and inviting bedroom with ample space for additional furniture.

Bedroom Two - Benefitting from private views over the rear garden, this well-proportioned double bedroom offers a peaceful retreat. Fitted furniture provides excellent storage, including a wardrobe with sliding doors and a range of drawers.

Bedroom Three - A double bedroom enjoying pleasant views over the rear garden. L-shaped in design, the room offers a versatile layout with plenty of space for bedroom furniture, creating a comfortable and adaptable space to suit a variety of needs.

Snug/Bedroom Four - Located just off the living room, this versatile room offers a range of potential uses, whether as an additional bedroom, playroom, snug, home office, or hobby space. Enjoying pleasant views over the front garden, the room is filled with natural light and provides flexible accommodation to suit a variety of lifestyles and needs.

Bathroom - A sleek and contemporary four-piece bathroom, beautifully appointed with a distinctive bath, a walk-in shower enclosure with a mains-fed shower, a WC, and a hand basin with useful storage beneath, complemented by an illuminated mirror above. Stylish wave-effect wall tiles add a modern touch, while the tiled floor and heated towel rail provide both practicality and comfort. A window allows plenty of natural light to flood the room, creating a bright and inviting space.

Utility Room - An L-shaped utility room fitted with a range of base and wall units, providing excellent storage, work surface space, and space for a washing machine. Designed to keep everyday household tasks separate from the main living areas, it also offers ample space for coats and shoes. A charming stable door provides direct access out to the garden.

Shower Room - A great addition to the home, this well-appointed shower room is fitted with a shower cubicle with an electric shower, WC, and hand basin. A heated towel rail adds comfort and practicality, while a window provides natural light and ventilation, creating a bright and functional space.

Garage - An integral garage with an up-and-over door to the front and a pedestrian door providing convenient access from the rear. A side window allows natural light to enter, while power and lighting are connected, making it a practical and versatile space. Currently utilised for storage and as an extension of the utility room, it offers excellent potential for a variety of uses, subject to requirements.

Externally - The large front garden opens up and creates a wonderful first impression, with the driveway leading invitingly up to the property, flanked by two generous lawned areas and bordered by mature hedging that provides both privacy and greenery. A feature gravelled rockery adds character to the frontage, while pathways to either side of the home offer convenient access to the rear garden. The rear garden has been thoughtfully arranged to provide a variety of spaces for relaxation and enjoyment. A patio area beneath a pergola offers a sheltered spot for outdoor seating and entertaining, complemented by a further lawned area with a greenhouse. The garden then extends to an additional patio and seating area, creating distinct zones to enjoy throughout the day. A large storage shed provides excellent practical space, while the generous plot offers ample room for gardening, outdoor dining, and family enjoyment.

Useful Information

House built - Circa 1970's.
Council tax band - D (Lancaster City Council).
Drainage - Septic tank
Broadband - B4RN hyperfast.

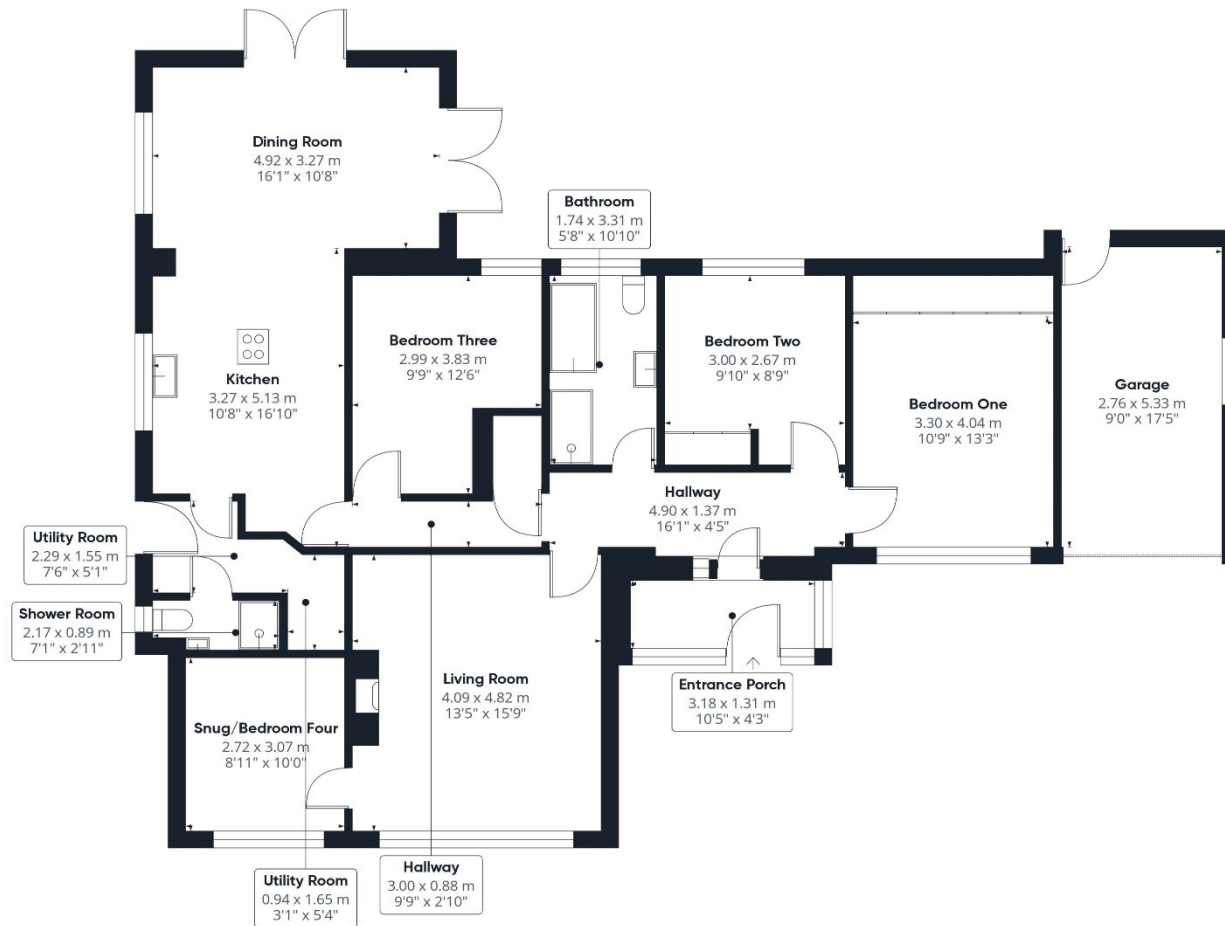
Tenure - Freehold.
Heating - Gas central heating.
Partial re-wire - 2019.
What3Words location - [///scorching.positives.skews](https://www.what3words.com/s/corching.positives.skews).



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Approximate total area⁽¹⁾

137.8 m²
1482 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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