



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Otters Holt – Silverdale





Features

- Beautifully Presented Four-Bedroom Family Home
- Spacious Open-Plan Kitchen, Dining & Snug
- Utility Room & WC on the Ground Floor
- Generous Driveway Parking & Garage
- Excellent Local Amenities, Transport Links & Countryside Walks
- Private Enclosed Gardens with Patio, Decking & Hot Tub

Otters Holt is a beautifully presented four-bedroom family home, built in 2016 and ideally positioned in the sought-after village of Silverdale, with generous driveway parking, a garage, attractive gardens and spacious, versatile accommodation. You are welcomed in to the home by a bright entrance hallway with a glazed porch, leading into the generous living room with a feature log burner and plenty of natural light. To the rear, an impressive open-plan kitchen, dining and snug area creates a wonderful sociable heart to the home, with a well-appointed kitchen, central

island, spacious dining area and cosy snug with multi-fuel log burner. Large windows and glazed doors provide an abundance of natural light, pleasant views and direct access to the garden. A useful utility room and WC complete the ground floor. Upstairs, the spacious landing leads to the four well-proportioned bedrooms, offering excellent flexibility for family living, guests or home working. The main bedroom enjoys far-reaching views, space for wardrobes and a stylish en-suite shower room, while the second double bedroom also benefits from attractive far-reaching views. The remaining

bedrooms are currently used as home offices but could easily be adapted to suit individual needs. A contemporary family bathroom completes the first floor. Externally, the property benefits from a generous driveway providing parking for several vehicles, together with a garage and gated access to the rear. The private garden offers a generous lawn, gravelled patio, established hedging and fencing, mature planting and a raised decking area with hot tub, creating a lovely setting for relaxing and entertaining.



GROUND FLOOR

Entrance Hallway - A bright and welcoming entrance hallway, with a glazed porch area allowing plenty of natural light to flood through. The attractive front door opens into this light and spacious entrance with the staircase rising to the first floor. A lovely, airy space that creates a great first impression.

Living Room - Positioned at the front of the property, the inviting living room is a generous and comfortable reception space, centred around an attractive feature log burner fireplace with a solid wood surround and tiled inset. A large window provides plenty of natural light, while the room offers ample space for relaxed seating and entertaining.

Kitchen/Dining - A superb open-plan kitchen and dining space, beautifully presented with a range of bespoke cream cabinetry, light granite worktops and a generous central island with solid timber worktop. The kitchen features an attractive decorative tiled splashback, range cooker, ample storage and a dedicated space for a large fridge freezer, with a wine rack adding a lovely finishing touch. The dining area is flooded with natural light through the large windows and glazed doors, creating a bright and sociable space with pleasant views and direct access to the garden. The generous proportions provide plenty of room for both everyday family dining and entertaining.

Snug - A cosy and inviting snug area, open to the kitchen and dining space, creating a wonderful sociable area for everyday living and entertaining. The room is centred around a charming feature fireplace with a multi-fuel log burner, providing a warm and homely focal point. Large windows allow plenty of natural light, while the generous layout offers plenty of space for comfortable seating.

Utility Room - A practical and well-appointed utility room, conveniently located off the kitchen/dining room. Fitted with a useful run of worktop incorporating a stylish countertop sink, with space and plumbing for a washing machine and an



integrated dishwasher. There is also a useful WC, additional storage, and a door providing direct access to the rear garden, making this a particularly practical space for everyday living.

FIRST FLOOR

Landing - A bright and spacious landing with access to all four bedrooms and the family bathroom.

Bedroom One - A large and impressive double bedroom, enjoying lovely far-reaching views and an abundance of natural light from the additional side window. The room offers ample space for a range of furnishings, including large double wardrobes, and benefits from its own private en-suite shower room.

En-suite - A stylish and contemporary en-suite shower room, beautifully finished with attractive marble-effect wall tiling. The room features a spacious glazed shower enclosure, modern vanity unit with wash hand basin and illuminated mirror, together with a heated towel rail. A window provides natural light and ventilation.

Bedroom Two - A generously proportioned double bedroom positioned at the front of the property, enjoying lovely far-reaching views. The room benefits from dual-aspect windows, allowing plenty of natural light while taking full advantage of the attractive outlook.

Bedroom Three - A versatile room currently used as a home office, enjoying pleasant views over the rear gardens. A flexible space that would work equally well as a comfortable guest bedroom or home office depending on your needs.

Bathroom - Finished with attractive marble-effect tiling to the walls, the spacious family bathroom features a panelled bath, separate mains-fed shower cubicle with a waterfall shower head, pedestal wash hand basin and WC. A heated towel rail, illuminated mirror and window providing natural light complete the room.

Bedroom Four - Currently arranged as a second home office, this versatile fourth bedroom is positioned at the rear of the property. Offering plenty of flexibility, it could be used as a bedroom, study or hobby room, with the added benefit of access to the loft space.

Externally - Externally at the front of the property there is a generous driveway providing ample off-road parking for several vehicles, together with a garage featuring an up-and-over door. A gated access leads through to the rear garden. The private rear garden is a particularly attractive feature, offering a generous lawned area with a gravelled patio providing space for outdoor seating. The garden is well enclosed by established hedging and fencing, creating a good degree of privacy, with mature shrubs adding to the attractive setting. To the side is a raised decking area, providing an ideal spot for relaxing and entertaining, complete with a hot tub.

Garage - A fantastic addition to the property, the generous garage provides excellent versatility and could comfortably accommodate a vehicle while also offering an ideal space for a hobby room or workshop. The garage benefits from an electric up-and-over door, power and a spacious layout, making it a highly practical and useful area.

Useful Information

House built -2016.

Tenure - Freehold.

Council tax band - F (Lancaster City Council).

Heating - Gas boiler in loft.

Drainage - Sewage Treatment Plant (it is compliant with the new regulations).

Internet - B4RN & BT connection.

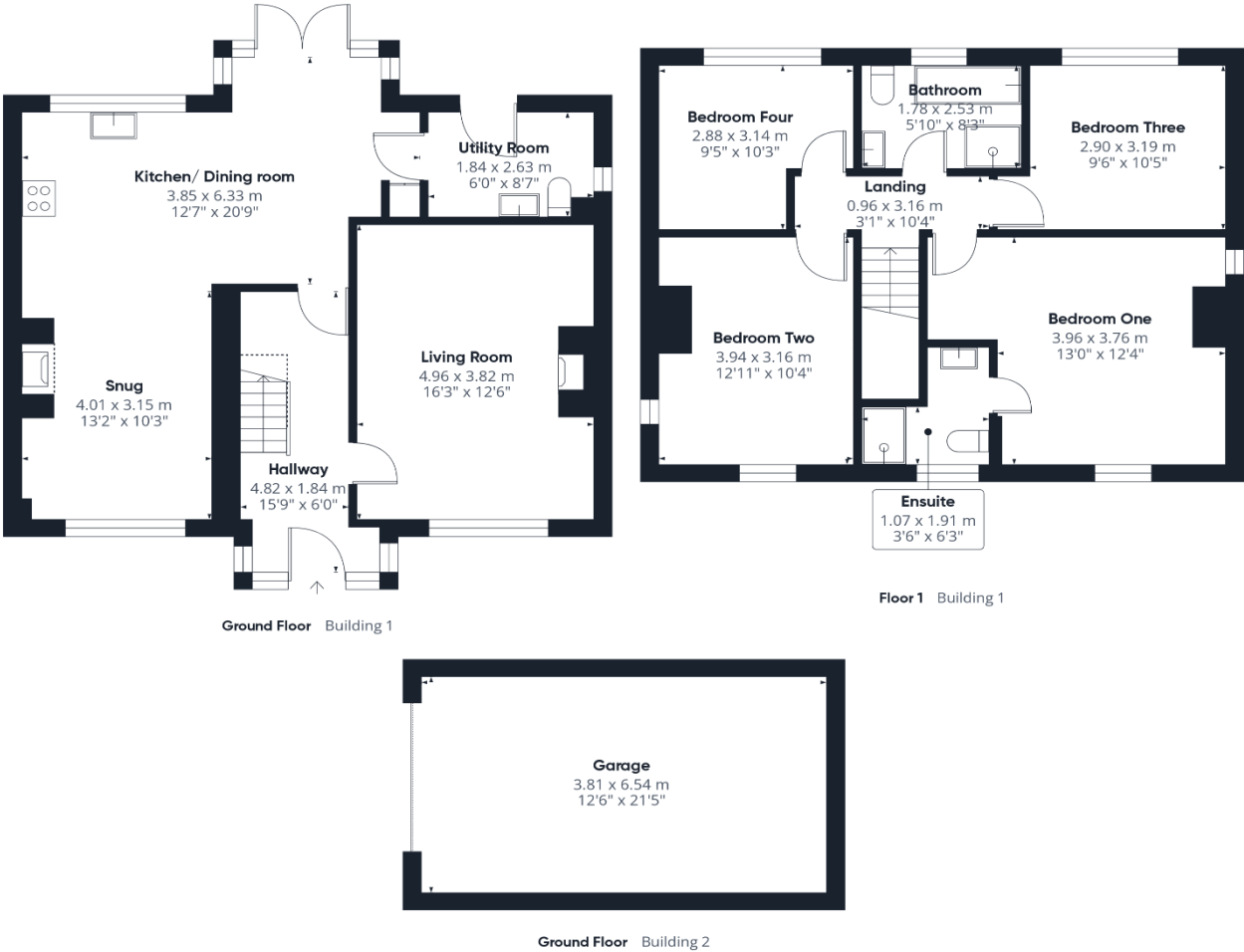
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Approximate total area^m
147.8 m²
1589 ft²

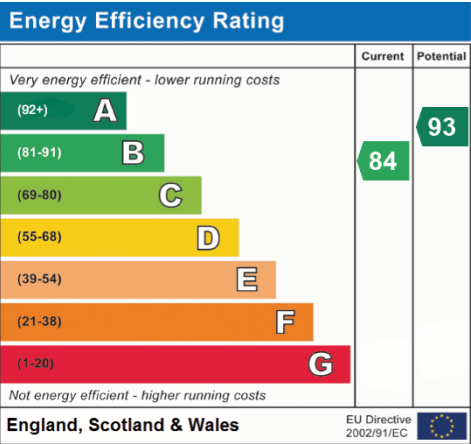
Reduced headroom
1.4 m²
16 ft²

(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.

GIRAFFE360



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