MATTHEWS BENJAMIN



Whisperwood

55 The Row, Silverdale, Carnforth, LA5 0UG

Guide Price £465,000

Whisperwood

Silverdale

Tucked away in a wonderfully private setting and surrounded by its own established gardens, this attractive detached true bungalow built in 1965 enjoys a sunny west-facing aspect together with lovely open views across the surrounding fields towards Silverdale village.

Neatly presented throughout, the property offers comfortable and well-proportioned single-level accommodation, complemented by a modern fitted kitchen and wet room, a delightful garden room extension, PVC double glazing and gas-fired central heating. The accommodation begins with a west-facing sun porch; a particularly pleasant spot from which to sit and take in the outlook. This opens into a generous, centrally positioned hallway with a useful, fitted cupboard providing convenient storage for coats and outdoor wear.

The light and spacious sitting room is a welcoming reception space, featuring an impressive large square bay window which draws in plenty of natural light and makes the most of the garden and wider view. A gas flame-effect fire creates an attractive focal point while providing additional warmth and atmosphere.

An open archway leads through to the dining room, creating an easy flow between the principal living spaces. From here, double-opening glazed doors continue into the delightful garden room, which is south facing, at the rear of the bungalow. With a wall of floor-to-ceiling glazing, including a sliding door opening directly onto the paved terrace, this is a wonderful place to relax while enjoying the privacy and character of the rear garden.

Returning to the dining room, a further door leads into the modern refitted kitchen, which offers a practical and attractive workspace and also benefits from direct access to the rear garden.

There are two good-sized double bedrooms, both enjoying pleasant outlooks. The front bedroom has fitted wardrobes and a matching dressing table, providing excellent built-in storage.

Completing the accommodation is a modern wet room fitted with a shower, vanity wash basin and WC. A deep storage cupboard with its own radiator provides an ideal airing space for towels and bed linen.





The bungalow sits comfortably within its own gardens, which provide privacy while making the most of the property's sunny aspect. To the front there is parking and turning space in front of the garage, together with a lawned garden surrounded by a variety of established shrubs and trees.

The rear garden is a particularly appealing feature. Incredibly private and offering a peaceful setting in which to relax, it incorporates a paved seating terrace immediately outside the garden room and kitchen together with an attractive terraced limestone rockery.

Combining the ease of true single-storey living with private gardens, generous, well-planned accommodation and delightful open views towards Silverdale, this individual detached bungalow offers a rare opportunity in a wonderfully tucked-away setting.

Location

Located within the protected National Landscape (formerly known as an Area of Outstanding Natural Beauty) of Arnside and Silverdale, The Row is a well-regarded enclave on the outskirts of the village of Silverdale but still within either a short drive or walking distance of local amenities. Situated within Morecambe Bay, this sought after coastal village is framed by stunning scenery, plentiful wildlife and surrounded by ancient woodlands; all of which may be explored from the doorstep as there are so many lovely local walks to be enjoyed.

The centre of the village offers a good selection of local amenities including the well-regarded Silverdale St John's CoE Primary School, a collection of shops (including a Co-op general store), an Indian restaurant, choice of great pubs, café, two churches, a village hall and Golf Club. A wider selection of shops and services is to be found in Carnforth (4.4 miles), the Lakeland Gateway Town of Kendal (12.8 miles) or historic city of Lancaster (13.8 miles).

Silverdale train station (0.6 mile) is an enviable village amenity as the station sits on the Furness branch line which connects Barrow in Furness and Lancaster, with services into the city of Lancaster (ideal for commuting or secondary schools including the prestigious Lancaster Royal Grammar School and Lancaster Girls' Grammar School). Lancaster's station is on the main west coast line and has connections to Manchester, Manchester Airport and London Euston. There are also bus services to Queen Elizabeth School and QEStudio in Kirkby Lonsdale.

If travelling by car, then access to the M6 is either at J35 (6.8 miles) or J36 (8.9 miles) depending on the direction of your travel.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words salads.airbrush.rockery

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas and water. Gas fired central heating to radiators from a combination Worcester boiler in the kitchen. Gas flame effect fire in the sitting room. Heated towel rail in wet room. Private drainage to a tank located within the garden.

Mobile and Broadband Services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

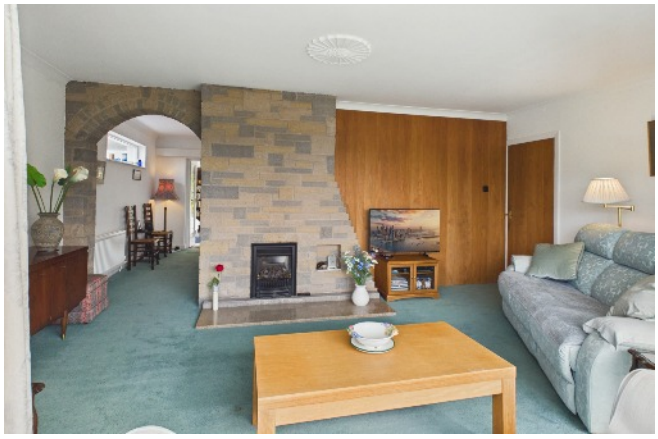
Freehold.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, most light fittings and integral kitchen appliances as listed: four ring gas hob with fan over, electric oven and slimline dishwasher (all Zanussi), Hotpoint fridge freezer and Indesit washing machine.

Local Authority charges

Lancaster City Council – Council Tax band E







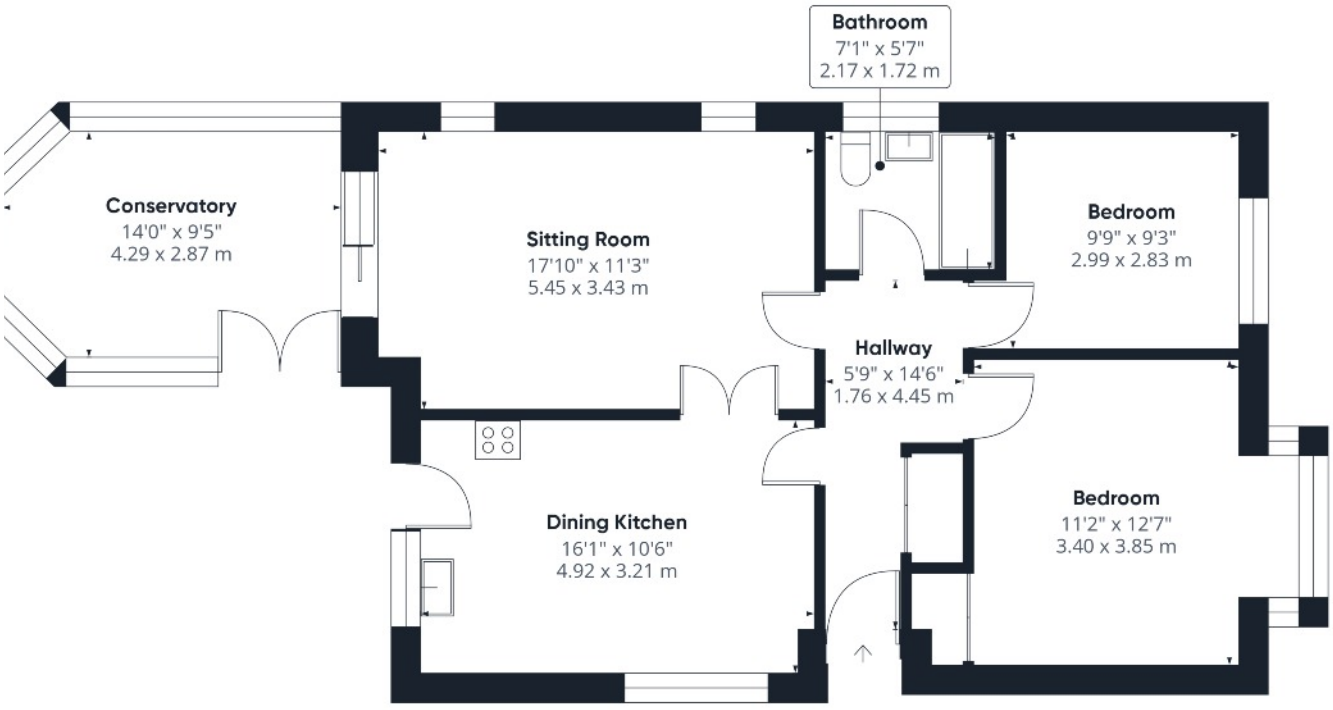


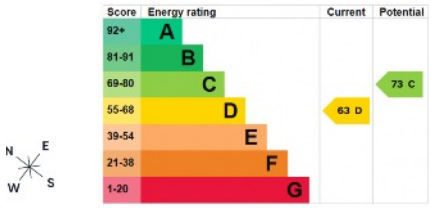




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Approximate total area

869 ft²

80.6 m²

(1) Excluding balconies and terrac

Calculations reference the RICS IP 3C standard. Measurements are approximate and not to scale. Th floor plan is intended for illustrati only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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