



Arnside

£325,000

11a Lawrence Drive, Arnside, Cumbria, LA5 0BJ

A fantastic detached bungalow nestled in a tranquil setting within the sought-after village of Arnside. This property features a generous plot with potential for extension, spacious living areas, and a beautiful garden. Conveniently located within walking distance to local amenities and numerous scenic walks, this home awaits its new owners to add their personal touch.

Quick Overview

Detached True Bungalow
Situated in the Sought After Village of Arnside
Two Double Bedrooms
Off Street Parking and Garage
Potential to Extend
Well Established Garden
Array of Walks on your Doorstep
Close to Local Shops and Amenities
Peaceful Location
Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: AR2580



Living Room



Living Room



Kitchen



Kitchen

Location Arnside is a picturesque village situated on the shores of the Kent Estuary in Cumbria. Nestled within the National Landscape, this coastal village offers stunning views of Morecambe Bay and the surrounding countryside. Arnside is known for its serene atmosphere, charming promenade, and distinctive railway viaduct.

Arnside boasts a range of local shops, cafes, and pubs, creating a friendly and welcoming community atmosphere. The nearby train station and good road connections make it accessible for those looking to explore the Lake District National Park and other nearby attractions. With its tranquil surroundings and outdoor recreational opportunities, Arnside is a delightful destination for nature lovers and those seeking a peaceful coastal retreat.

Property Overview Step into this spacious bungalow and be greeted by an inviting entrance hall, complete with a handy storage cupboard perfect for muddy boots and coats. The hallway seamlessly connects to each room, offering a well-thought-out layout.

Continue down the hallway to the spacious living room, designed to accommodate all your furniture needs with additional space for a dining table and chairs. The large window ensures a bright and airy atmosphere, offering views of Arnside Knott in the distance.

The kitchen is equally generous in size, featuring a range of base and wall units along with two large pantry cupboards. Traditional panelled walls and complementing tile-effect flooring add to the charm. There is ample space for a fridge freezer, plumbing for a washing machine, and direct access to the side of the property leading to the garden.

Both bedrooms offer a serene garden outlook, ensuring a light and airy ambiance. The generously proportioned bedroom one comes with ample fitted wardrobes, while bedroom two provides plenty of space for additional furniture.

Completing the bungalow is a modern walk-in wet room, featuring a pedestal sink, W.C., overhead shower, and contemporary finishes.

This bungalow combines spacious living areas with thoughtful details, ready to become a cherished home.

Outside & Parking Externally, the low-maintenance driveway provides ample parking for two vehicles, complemented by a convenient garage. The front garden is attractively landscaped with a charming stone wall, shrubs, and decorative stones, adding to the home's inviting curb appeal.

The rear garden is a true highlight boasting a sunny aspect, a well established lawn and a patio border. Complete with shrub and flower borders and a range of mature plum, apple and pear trees. With mature trees in the plot behind, creating a perfect retreat for relaxation and outdoor enjoyment.

Directions From the Promenade, proceed up Silverdale Road, bearing left at The Albion. Take the next right onto Redhills Road and follow the road round. Take the next left and number 11a is on your left hand side.

What3Words ///yours.estimate.steam

Accommodation with approximate dimensions

Living Room 17' 1" x 11' 9" (5.21m x 3.58m)

Kitchen 17' 1" x 9' 10" (5.21m x 3m)

Bedroom One 13' 9" x 13' 0" (4.19m x 3.96m)

Bedroom Two 11' 0" x 9' 10" (3.35m x 3m)

Garage 22' 3" x 11' 0" (6.78m x 3.35m)

Property Information

Services Oil Fired Central Heating, Mains Drainage, Mains Electricity.

Council Tax Band E - Westmorland & Furness Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

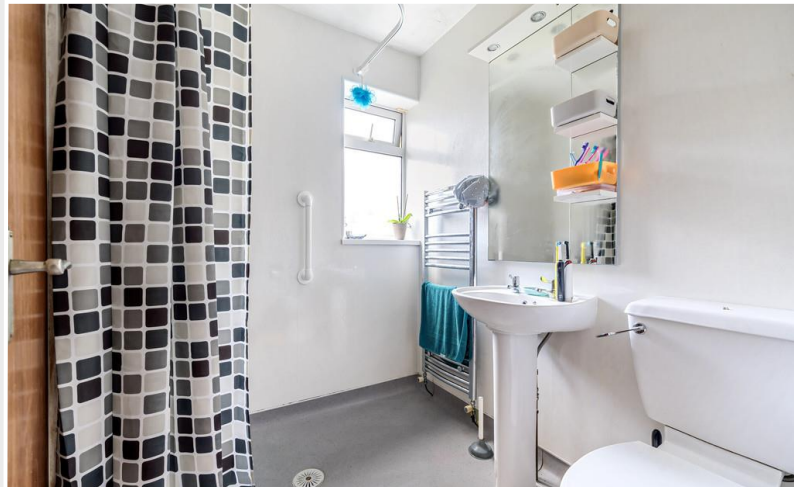
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Shower Room



Garden

Lawrence Drive, Arnside, Carnforth, LA5

Approximate Area = 840 sq ft / 78 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1134268

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