



22 Dallam Drive, Sandside

Asking Price £440,000

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Thomson Hayton Winkley



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A deceptively spacious detached house boasting spectacular views across the bay. Pleasantly located in Sandside village and with four/five double bedrooms, two reception rooms, breakfast kitchen, two bathrooms, study, conservatory, double garage, ample parking, gardens and a garden store.







ACCOMMODATION

22 Dallam Drive is a very well proportioned detached house with fabulous panoramic views across the Kent Estuary and towards the Lakeland Fells. Pleasantly located in an elevated position on a cul-de-sac within Sandside village, an Area of Outstanding Natural Beauty. Sandside is conveniently placed for the amenities available in both Milnthorpe and Arnside and is within easy reach of the market town of Kendal, Carnforth, the Lake district National Park and the M6.

The well presented accommodation is laid to three floors and briefly comprises an entrance hall, sitting room, breakfast kitchen, dining room, two double bedrooms and a family bathroom to the ground floor, two double bedrooms and a shower room to the first floor and a further bedroom or garden room and a study to the lower ground floor. The property benefits from double glazing and gas central heating. USB sockets are installed in many of the rooms.

Outside offers a detached double garage, ample off road parking, gardens and a store.

GROUND FLOOR

ENTRANCE HALL

14' 6" max x 11' 10" max (4.44m x 3.63m)

Double glazed door with adjacent double glazed windows, radiator, built in cloaks cupboard and overhead storage, coving.

SITTING ROOM

21' 7 max" x 17' 1 max" (6.58m x 5.21m)

Double glazed patio doors with adjacent double glazed windows to balcony, double glazed patio doors to conservatory, double glazed window, four radiators, television point.

BREAKFAST KITCHEN

17' 8" x 11' 6" (5.41m x 3.52m) Double glazed stable door, two double glazed windows, radiator, good range of base and wall units, Belfast sink, undermount stainless steel sink, granite worktops and breakfast bar, built in double oven, gas hob with extractor hood over, space for American style fridge freezer, plumbing for washing machine, space for tumble dryer, integrated dishwasher, recessed spotlights, under wall unit lighting, tiled splash backs, tiled flooring.

DINING ROOM

13' 11" x 9' 11" (4.26m x 3.03m)

Two double glazed windows, radiator, coving.

CONSERVATORY

12' 8" x 7' 5" (3.87m x 2.27m)

Double glazed patio doors with adjacent double glazed windows to balcony, double glazed window, wall light, tiled flooring.

BEDROOM

15' 11" x 12' 7" (4.87m x 3.85m)

Two double glazed windows, radiator, fitted wardrobes, dressing table and overhead storage.

BEDROOM

12' 11" max x 10' 3" max (3.94m x 3.13m)

Two double glazed windows, radiator, fitted cupboards, drawers and shelving, telephone point.

BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. wash hand basin to vanity, bath with mixer shower and fully tiled shower cubicle with thermostatic shower, recessed spotlights, tiling to walls, wall light with shaver point, fitted mirror.





FIRST FLOOR

LANDING

11' 10" max x 5' 4" max (3.62m x 1.64m)
Loft access.

BEDROOM

15' 11" x 14' 7" (4.87m x 4.47m)
Two double glazed windows, radiator, built in cupboard, four eaves stores.

BEDROOM

14' 9" max x 14' 2" max (4.51m x 4.32m)
Two double glazed windows, radiator, walk in wardrobe with lighting and access to eaves storage, built in airing cupboard housing gas central heating boiler and hot water cylinder, fitted cupboards, drawers and dressing table, telephone point.

SHOWER ROOM

6' 8" max x 6' 8" max (2.04m x 2.04m)
Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, tiling to walls, fitted mirrored wall unit with lighting and shaver point.

LOWER GROUND FLOOR

BEDROOM/GARDEN ROOM

16' 4" max x 12' 6" max (5.00m x 3.83m)
Double glazed French doors with adjacent double glazed windows to terrace, radiator, coving, television point.

STUDY

12' 7" x 8' 0" (3.84m x 2.44m)
Double glazed window, radiator, fitted shelf.

GARDEN STORE

10' 6" x 9' 11" (3.22m x 3.03m)
Double glazed door light and power, fitted shelving.

OUTSIDE

Accessed via a shared driveway the gardens and grounds include a detached double garage together with ample off road parking. A balcony runs along the front and side of the property taking full advantage of the spectacular views. There is a well maintained lawn bordered by rockery and established shrubs, a low maintenance enclosed garden with a pond, a sun terrace, a seating area and a generous garden store.

DOUBLE GARAGE

20' 4" x 16' 9" (6.22m x 5.13m) Electric and remote controlled up and over door, pedestrian door, two double glazed windows, light and power, water supply.

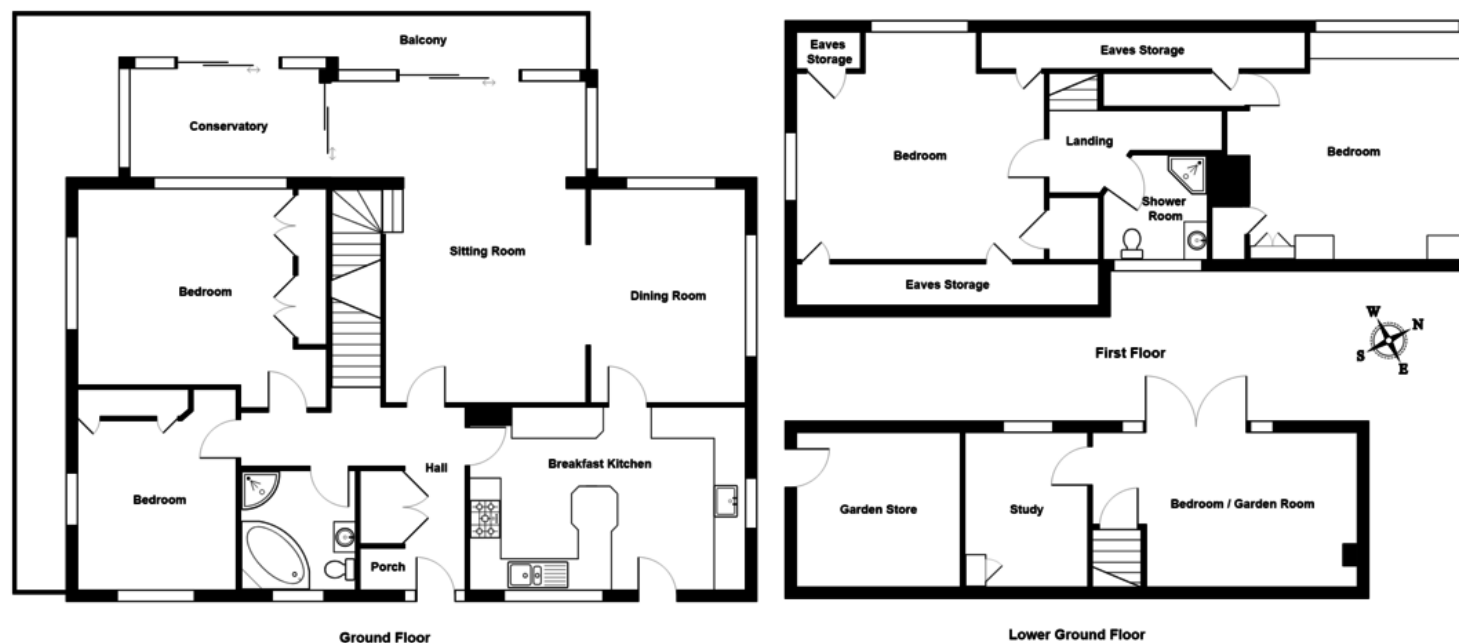
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band F - as shown on the Valuation Office website.





Ground Floor

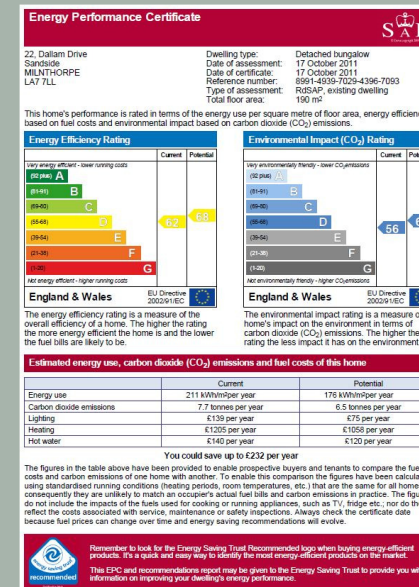
22 Dallam Drive, Sandside

Total Area: 221.1 m² ... 2380 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

Lower Ground Floor



DIRECTIONS

From Milnthorpe take the B5282 the direction of Arnsdale. After passing the Ship Inn take the first left turn in to Storth Road and then turn left on to Dallam Drive, bear left to find number 22 located at the end of the drive on the left.

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Your Local Estate Agents Thomson Hayton Winkley



Kendal Office

112 Stricklandgate

Kendal

T. 01539 815700

E. kendal@thwestestateagents.co.uk

Windermere Office

25b Crescent Road

Windermere

T. 015394 47825

E. windermere@thwestestateagents.co.uk

Grange-over-Sands Office

Palace Buildings

Grange-over-Sands

T. 015395 33335

E. grange@thwestestateagents.co.uk

Kirkby Lonsdale Office

29 Main Street

Kirkby Lonsdale

T: 015242 71999

E: kirkby@thwestestateagents.co.uk

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