



4 Park House Drive, Heversham
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A well proportioned versatile detached domer bungalow with countryside and fell views situated within the hamlet of Heversham. Having a sitting/dining room, kitchen, conservatory, three bedrooms, bathroom, shower room, utility store, porch, garage, driveway parking and well maintained gardens.







4 PARK HOUSE DRIVE

A versatile detached dormer bungalow with countryside and fell views pleasantly situated on a desirable cul-de-sac within the hamlet of Heversham. Heversham is conveniently placed for the Lake District and Yorkshire Dales National Parks. The deer park at Levens Hall and main facilities and services at Milnthorpe village are all within walking distance. The market town of Kendal, the mainline railway station at Oxenholme, the west coast railway at Arnside and junctions 35 and 36 of the M6 are within easy reach. The property is also close to the 555 bus stop (Kendal -Lancaster-Kendal) which operates on a daily basis.

The accommodation, which has been well maintained by the current owners, briefly comprises of a porch, entrance hall, sitting/dining room, kitchen, conservatory, bedrooms, shower room, utility store and inner hall with access to the garage on the ground floor and two further bedrooms and a bathroom to the first floor. The property benefits from generous storage, double glazing and gas central heating.

Outside offers ample driveway parking to the front of the garage and delightful gardens to the front, side and rear with the rear overlooking open countryside.

GROUND FLOOR

PORCH

12' 2" max x 4' 5" max (3.71m x 1.37m)

Double glazed door, double glazed windows, UPVC roof, tiled flooring.

ENTRANCE HALL

12' 11" max x 5' 10" max (3.95m x 1.78m)

Double glazed door to porch with adjacent double glazed window, radiator, oak flooring.

SITTING/DINING ROOM

23' 11" max x 10' 9" max (7.30m x 3.30m)

Double glazed patio door to conservatory, double glazed window, two radiators, living flam gas fire to granite hearth and back panel with pine surround, coving, oak flooring.

KITCHEN

9' 8" x 7' 4" (2.96m x 2.25m)

Double glazed door to conservatory, double glazed window, base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor hood over, integrated fridge, under wall unit lighting, tiled splashbacks, tiled flooring.

CONSERVATORY

23' 7" x 5' 11" (7.21m x 1.81m)

Double glazed French doors, double glazed windows, double glazed roof, two electric radiators, wall lights.

BEDROOM

10' 11" x 10' 0" (3.34m x 3.06m)

Double glazed window, radiator, built in wardrobe, oak flooring.

SHOWER ROOM

7' 4" x 4' 9" (2.25m x 1.46m)

Radiator, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with thermostatic shower, extractor fan, partial tiling to walls, tiled flooring.

INNER HALL

11' 2" x 3' 11" (3.42m x 1.20m)

Radiator, fitted coat hooks, tiled flooring, access to garage.

UTILITY STORE

4' 0" x 3' 2" (1.23m x 0.99m)

Light and power, fitted worktop, plumbing for washing machine, tiled flooring.





FIRST FLOOR

LANDING

10' 8" max x 5' 4" max (3.27m x 1.63m)

Single glazed skylight, two built in eaves stores, loft access.

BEDROOM

11' 10" max x 10' 0" max (3.63m x 3.05m)

Double glazed window, radiator, built in wardrobes.

BEDROOM 8' 0" x 8' 0" (2.45m x 2.44m)

Double glazed window, radiator.

BATHROOM

7' 10" x 5' 5" (2.39m x 1.67m)

Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with mixer shower, tiling to walls, painted floorboards.

GARAGE

18' 6" x 10' 0" (5.65m x 3.05m)

Up and over door, double glazed window, light and power, gas central heating boiler, space for freezer.

OUTSIDE

The front of the bungalow offers ample driveway parking to the front of the garage, well maintained lawns and a variety of established shrubs. There is a paved area to the side of the property and the rear garden includes a paved patio seating area bordered with well stocked raised beds and rockery beds together with an elevated patio which takes full advantage of the delightful unspoilt views across open countryside.

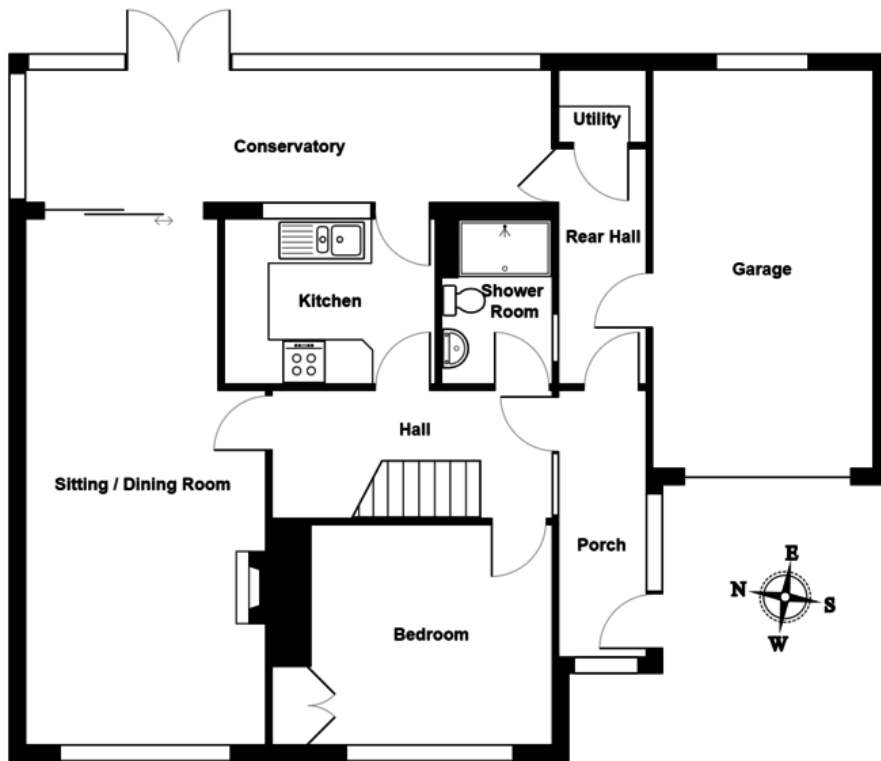
SERVICES

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

COUNCIL TAX BANDING

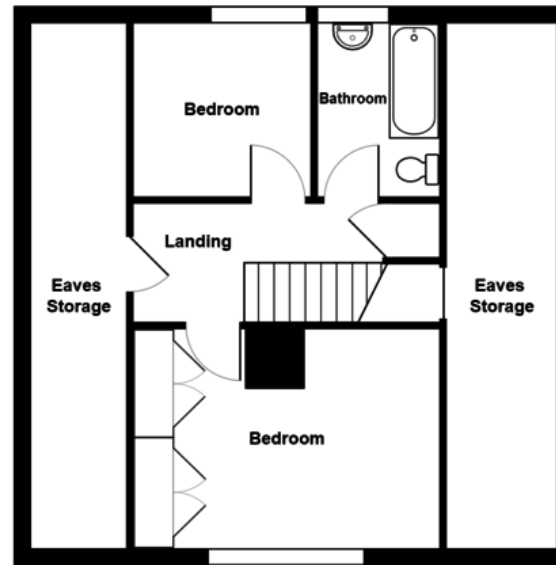
Currently Band E as shown on the Valuation Office website.





Ground Floor

4 Park House Drive, Heversham, Milnthorpe
 Total Area: 148.6 m² ... 1600 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Levens Hall proceed south along the A6 towards Milnthorpe, taking the second turning on the left signposted Heversham on to Princess Way. Take the first turning on the right on to Dugg Hill and proceed to turn left in to Park House Drive where number 4 is located on the right.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
 Best Small Agency in North West

Gold Sales | Gold Lettings

