



47 PLANTATION AVENUE, ARNSIDE, CARNFORTH, CUMBRIA, LA5 0HU  
**£400,000**

**MILNE MOSER**  
SALES + LETTINGS



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ARNSIDE  
CUMBRIA  
LA5 0HU



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GARAGE &  
PARKING

#### OVERVIEW

Maintained to an immaculate standard throughout, this deceptive dormer bungalow really must be viewed to appreciate the plot and outlook. The accommodation is well laid out and offers versatile living with a modern kitchen and family room, two double bedrooms and a shower room on the ground floor. A second living space is on the first floor with doors to the balcony to take advantage of the fantastic elevated view across the bay to Lakeland Fells, this room could also be a third bedroom if required. Externally, the property comes into its own - the generous garden space is incredible! Landscaped to take advantage of the sloping plot, packed flower and shrub borders lead past ponds to a summer house and there is a tree house and slide - perfect for little ones. Completing the picture is a utility room, cloakroom, garage and ample off road parking. Neutrally decorated throughout, the bathroom, cloakroom and kitchen have been updated in recent years by Panarammer at Leasgill and the fittings are of the highest standard.

#### ACCOMMODATION

From the driveway, steps lead up to the UPVC part double glazed door and into the hallway. An entrance by the garage leads into the side passage avoiding the steps.

#### HALLWAY

Setting the standard for the property, the hallway benefits from natural light from the UPVC double glazed window on the stairs and has a ceiling light and radiator







#### KITCHEN

10' 1" x 11' 5" (3.08m x 3.47m) max

Fitted by Panaramer in Leasgill, the kitchen has cream farmhouse style base and wall units with pewter handles, wood block effect worktops and brick effect splashbacks. There is a cream composite one and a half bowl sink with drainer, a gas hob with hood above, electric oven and grill, combination microwave and an integrated fridge. Under unit lighting, a radiator and downlights. Pelmet lighting runs through into the family room.

#### LOUNGE DINER/FAMILY ROOM

12' 11" x 15' 9" (3.93m x 4.81m)

Large UPVC double glazed windows overlook the impressive garden and there is an external door to the decking at the side. Radiator, ceiling light and wood style flooring. A lovely room with space for a family dining table and lounge suite.

#### SIDE PASSAGE

6' 11" x 16' 2" (2.10m x 4.94m) max

Having a practical tiled floor, spotlighting and a radiator. A UPVC double glazed doors lead to the rear garden and driveway and there is hanging space for coats, a built in cupboard and UPVC double glazed windows.

#### UTILITY

5' 1" x 5' 11" (1.55m x 1.79m)

UPVC double glazed window to the rear aspect. Fitted with worktops, plumbing for a washing machine and dishwasher, a radiator and ceiling light. Fully tiled walls and floor.

#### WC

Frosted UPVC double glazed window to the rear aspect. Fully tiled, the cloakroom has a WC, wash hand basin, contemporary heated towel rail and a ceiling light.

#### BEDROOM

12' 11" x 13' 5" (3.94m x 4.08m) max

The larger of the two double bedrooms faces the front aspect with a fantastic view over rooftops towards Lakeland Fells and Fairy Steps. Radiator and a ceiling light.





#### BEDROOM

13' 0" x 10' 10" (3.97m x 3.30m) max

Overlooking the wonderful rear garden, the second double bedroom has a triple built in wardrobe with matching drawers and dressing table, a ceiling light and radiator. UPVC double glazed window.

#### SHOWER ROOM

5' 11" x 6' 10" (1.80m x 2.08m)

A stylish and well fitted shower room installed by Panararmer. Fully tiled, there is a concealed cistern WC, wide vanity hand basin with cupboards beneath and a shower cubicle with toiletry shelf. Contemporary black heated towel rail, a wall cabinet, illuminated mirror, downlights and an extractor. Frosted UPVC double glazed window.

#### LANDING

A UPVC double glazed window faces the side aspect and there is a ceiling light.

#### LIVING ROOM/BEDROOM

15' 10" x 16' 6" (4.81m x 5.02m)

A lovely second living space with a large UPVC double glazed window overlooking the rear garden plus French doors leading to the balcony. The view from the balcony is fantastic -180 degrees across the bay to fells and Fairy Steps. There is a wooden fire surround with electric flame effect fire and lit alcoves with shelving to either side, a radiator and access to two eaves storage area.

#### GARAGE

8' 4" x 15' 2" (2.54m x 4.61m) approx

Accessed from the side passage, the garage is used only for storage and has power and light, a mezzanine and shelving.

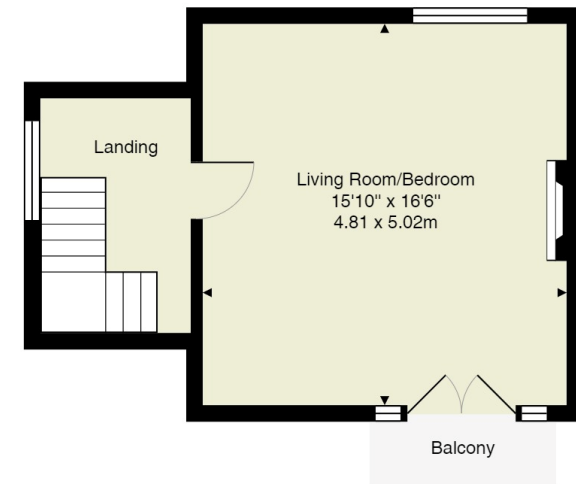
#### EXTERNAL

A block paved driveway at the front/side provides off road parking for a number of cars and there is a pretty gravel and rockery style garden to the front. Steps lead up to the front door - the view from here is lovely. The rear garden is exceptional. Areas have been created throughout for entertaining, play, relaxing and wildlife watching. There are meandering paths and steps leading up through the garden, past clipped evergreens and full flowers beds. Two ponds, interconnected by a waterfall, are perfect for visiting wildlife and a level lawn, ideal for play. A top level summerhouse ensures the garden can be enjoyed on rainier days and there is a greenhouse. At the very top is an enclosed children's play space





Ground Floor



1st Floor

Approx. Total Area: 1410 ft² ... 131.0 m² (excluding balcony)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









with a tree house, slide and swings. There are views across to Fairy Steps and fells from the garden.

**DIRECTIONS**

Leaving Milnthorpe towards Arnside, proceed past Booths Supermarket and Dallam Estate. Continue past Sandside and Carr Bank and then on reaching Arnside, turn left under the railway bridge onto Black Dyke Road. Take the second right onto Swinnate Road and then first left onto Plantation Avenue. Follow the road up and round the bends with the property being located to the left hand side.

what3words///pint.dives.unroll

**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold  
 Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

# MILNE MOSER

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