

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



£310,000

3 Claife Avenue, Windermere, LA23 2LH

A substantial semi detached house located close to the amenities of Windermere and the local schools and has the benefit of off road parking This 3 bedroomed property has been extended by the current owners and was re-wired in 2016 and has recently had a new Worcester central heating boiler installed in December 2021. The property is an ideal family home with more space than your average semi detached property. Local occupancy conditions apply.

Quick Overview

3 bedroomed semi detached
1 reception room and 2 bathrooms
Residential location
Garden
Extended by the current owners
Close to the village of Windermere and local schools
Good decorative order
Local occupancy conditions apply
Off road parking
Superfast broadband of 75Mbps available



3



2



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: W5862



Living Room



Living Room



Kitchen



Kitchen/Utility Room

Description: This 3 bedroomed semi detached house would make a fantastic family home, being close to the amenities of Windermere village and the local schools. The property has been extended by the current owners and on the ground floor has a living room, kitchen, utility room and downstairs cloakroom and to the first floor has 3 good sized bedrooms and a bathroom. The entrance porch, kitchen, utility room and shower room benefits from underfloor heating. The living room has a wood burning stove with stone surround and hearth and bifold doors lead out onto the decking and rear garden. The kitchen is dual aspect, has wall and base units and inset sink and all the modern appliances you would expect including Inset Samsung electric oven and Lamona electric hob with extractor over. There is a utility room with plumbing for washing machine and space for dryer and also houses the Worcester combination boiler which was only fitted in December 2021. The extension has made way for a handy downstairs cloakroom which has WC, washbasin and vanity unit and walk in shower and there is even a mirror with inbuilt Bluetooth! On the first floor there are 3 good sized bedrooms with built in wardrobes and shelving, bedroom 2 has been extended and creates an additional area ideal for a further bed or even as a dressing or games area. Bathroom with WC, washbasin with vanity unit and bath.

Location: From central Windermere on Crescent road bear left on to Oak Street, 3rd left on to Orrest Drive which continues round to the right on to Droomer Drive. Then left on to Claife Avenue and after a few hundred meters number 3 can be found on the right.

Accommodation: (with approximate measurements)

Entrance Porch

Living Room

16' 5" x 8' 10" (5m x 2.69m)

Kitchen

32' 9" x 13' 9" (10 max x 4.19m)

Utility Room

7' 2" x 6' 10" (2.18m x 2.08m)

Downstairs Cloakroom

Stairs from the kitchen lead to the first floor

Landing

Bedroom 1

13' 8 max" x 9' 8 max" (4.17m x 2.95m)

Bedroom 2

9' 1" x 8' 6 max" (2.77m x 2.59m) plus 13' 4" x 4' 2" (4.06m x 1.27m)

Bedroom 3

14' 5 max" x 6' 5 max" (4.39m x 1.96m)

Bathroom

Outside: To the front of the property there is off road parking for 1 car and a small paved area with electric socket. To the rear of the property is a decked seating area ideal for enjoying those summer evenings, lawned area and shed and large log store.

Services: Mains gas, water and electricity. Gas fired central heating to the radiators and double glazed windows.

Council Tax: South Lakeland District Council - Band C.

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words:

<https://what3words.com/snipe.sampling.clinking>

Notes: *Checked on <https://checker.ofcom.org.uk> 20th October 2022 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3

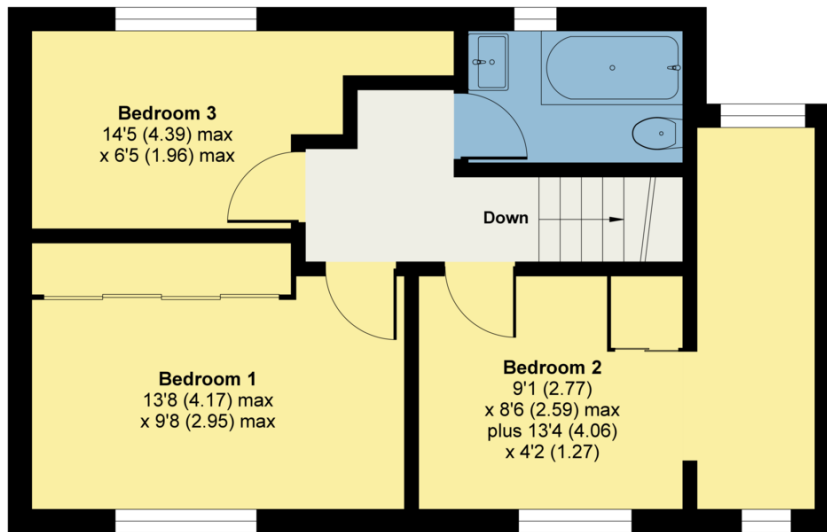


Garden

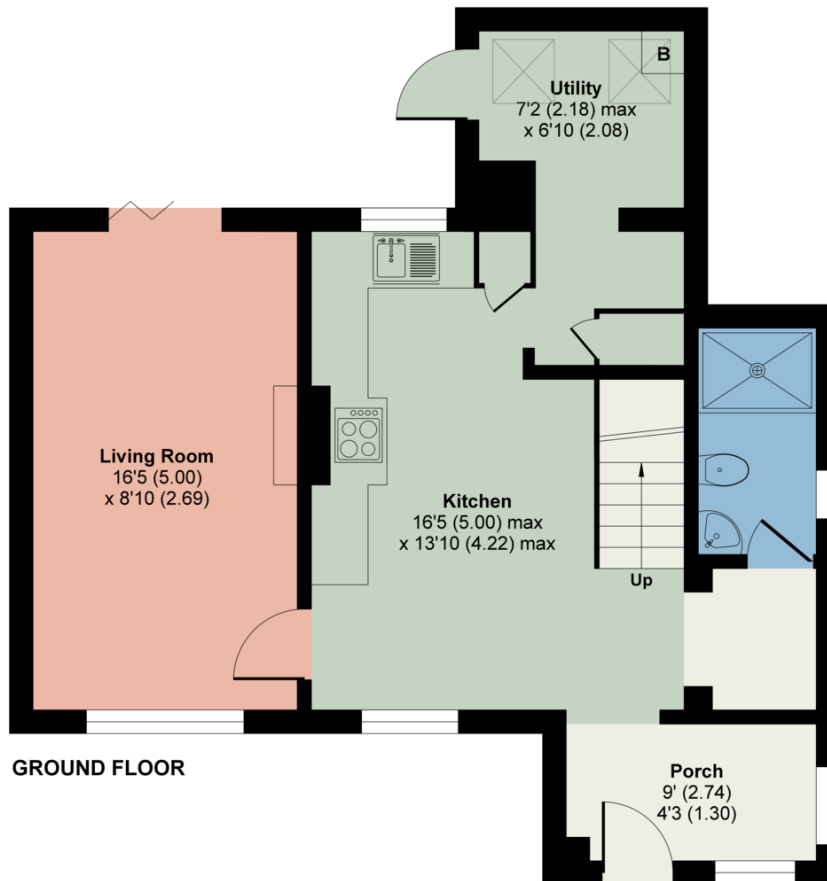
3 Claife Avenue, Windermere, LA23

Approximate Area = 1003 sq ft / 93 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for Hackney & Leigh. REF: 911133

A thought from the owners...This house has been a great family home and is in a fantastic location for all the amenities.

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