



22 Beck Nook, Staveley  
£285,000





## 22 Beck Nook

### Staveley

A well proportioned semi-detached house, located in the popular Lakeland village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard. Staveley is situated between the market town of Kendal and Windermere village and offers easy access to the M6. This 3 bedroom semi-detached house is the perfect family home, nestled in a peaceful residential area. Boasting a spacious and inviting interior, the property offers two well-appointed reception rooms comprising a comfortable sitting room and a formal dining room, both benefiting from ample natural light. The kitchen is a standout feature, providing a generous space with a breakfast bar, ideal for both meal preparation and casual dining. Upstairs, three bedrooms await, two of which are double bedrooms, offering versatile living space for the whole family. Completing the accommodation is a three-piece suite bathroom. The house is fully equipped with modern amenities including double glazing and gas central heating throughout. Step outside to find the front and rear gardens with the rear garden offering a private patio seating area accessible from the sitting room, surrounded by a lawn and ample space for potted plants, creating a space relaxation. A shed tucked away at the rear of the garden provides additional storage space. The front garden is equally delightful with a well-maintained lawn bordered by a charming hedge, complemented by a paved patio area and walkway leading to the gated entrance. Planted beds and space for potted plants add a touch of greenery and charm to the outdoor space. Residents will appreciate the on-road parking for their vehicles, ensuring convenience and ease of access to the property.



- Semi-detached family home
- Located in a quiet residential area
- Two reception rooms with a sitting room and dining room
- A substantial kitchen with breakfast bar
- Three bedrooms with two of them being doubles
- Three piece suite bathroom
- Double glazing and gas central heating throughout
- Gardens to the front and rear
- On road parking
- Local occupancy conditions apply

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX CURRENTLY BAND C

### TENURE:FREEHOLD

### DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley and turn right on to Station Road to take the first right in to Beck Nook. Number 22 is located on the right.

**WHAT3WORDS:**factor.remaking.nation







## GROUND FLOOR

### PORCH

4' 2" x 3' 2" (1.27m x 0.96m)

### SITTING ROOM

17' 0" x 12' 8" (5.19m x 3.85m)

### INNER HALLWAY

3' 0" x 2' 9" (0.92m x 0.85m)

### KITCHEN

16' 11" x 8' 10" (5.16m x 2.68m)

### DINING ROOM

16' 5" x 7' 5" (5.01m x 2.26m)

## FIRST FLOOR

### LANDING

9' 5" x 4' 4" (2.88m x 1.33m)

### BEDROOM

13' 1" x 11' 9" (3.98m x 3.57m)

### BEDROOM

11' 7" x 8' 10" (3.53m x 2.69m)

### BEDROOM

9' 5" x 7' 3" (2.86m x 2.21m)

### BATHROOM

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







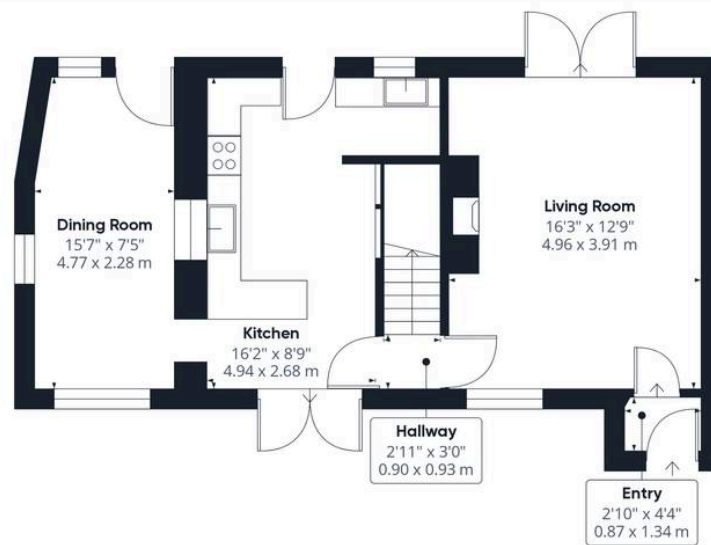












Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

893.61 ft<sup>2</sup>  
83.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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