



WATERHOUSE  
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Local, Professional Property Services

## 7 Flowerden Court - Milnthorpe







### Features

- 3 bedrooms
- Ground floor cloakroom
- Generous living room with space for dining
- Private and secure rear garden
- Close to amenities and transport links
- Off road parking
- No on wards chain

This attractive three bedroom home, located in the popular and vibrant village of Milnthorpe, will appeal to a wide range of buyers and is offered with no onward chain. Set back from the road, it offers a sense of seclusion while being just a short walk from the village centre. Inside, the home features a welcoming hallway, a ground floor cloakroom, and a spacious living/dining room with direct access out to the rear garden. The well equipped kitchen completes the ground floor. On the first floor, you'll find the three bedrooms, two are

doubles and a single, along with a bathroom. Externally, the front is enhanced with planted beds that add a splash of colour, while the private and secure rear garden offers a low-maintenance patio and seating area. To the side of Flowerden Court, there is a designated parking space for one vehicle, with additional parking available at the front of the property. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway

can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



## GROUND FLOOR

### Entrance hallway

The entrance to the property offers a practical space for removing shoes and hanging coats. Featuring a tiled floor, it provides convenient access to both the cloakroom and the living room.

### Cloakroom

Located just off the hallway, this space features a convenient W.C. and wash basin set on a stylish storage unit with a tiled splashback – a fantastic addition to the home.

### Living / dining room

A spacious and inviting living room, perfect for both relaxation and entertaining. This space benefits from a separate window and French doors, which open directly out to the rear garden, flooding the room with natural light. There's ample room for a dining table, making it ideal for gatherings. A feature electric fireplace serves as a charming focal point, while a handy under-stairs cupboard offers convenient storage.







#### Kitchen

Accessible from the living room, the kitchen enjoys front facing views and features wood effect base and wall units, along with built-in shelving for added storage. The neutral work surface extends to the side, creating a versatile breakfast bar or additional workspace. Complemented by practical white tiles and an easy-to-maintain tile effect flooring. It includes an integrated under-counter oven, an electric hob with a built-in extractor hood, and dedicated space for a washing machine and freestanding fridge-freezer.

#### FIRST FLOOR

##### Bedroom 1

A bright double bedroom overlooking the rear garden, featuring fitted wardrobes with sliding doors for a stylish and practical touch.

##### Bedroom 2

A double bedroom with views over the front of the property, featuring modern built-in fitted wardrobes.

##### Bedroom 3

A bright single bedroom overlooking the rear garden, which could also serve as a fantastic home office, walk-in dressing room, hobby room or nursery.

#### Bathroom

A modern bathroom featuring a white three-piece suite, including a bath with an overhead mains-fed shower, a built-in WC, and a stylish hand basin. Neutral tiled splashbacks add a contemporary touch, while a Velux window fills the space with natural light.



#### Externally

At the front of the property, a brick-paved path is bordered by low-maintenance planted beds, adding greenery and interest. The rear garden provides a private and secure retreat, featuring a traditional stone wall at the back and low maintenance paved flags. There is a designated parking space for one vehicle to the side of Flowerden Court, with further parking available at the front of the property.



#### Useful Information

House built - 1994.

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating.

Water - Mains.

Drainage - Mains.

What3Words location - [///tastings.limped.crystals](https://www.what3words.com/#!/tastings.limped.crystals)



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

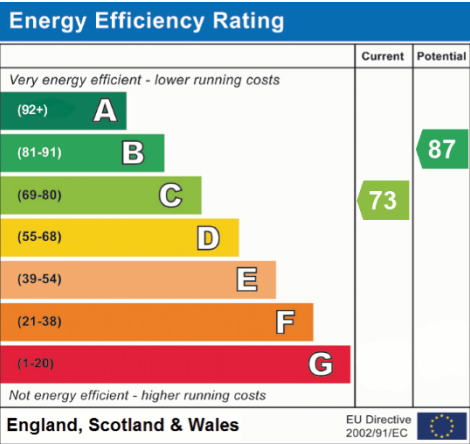
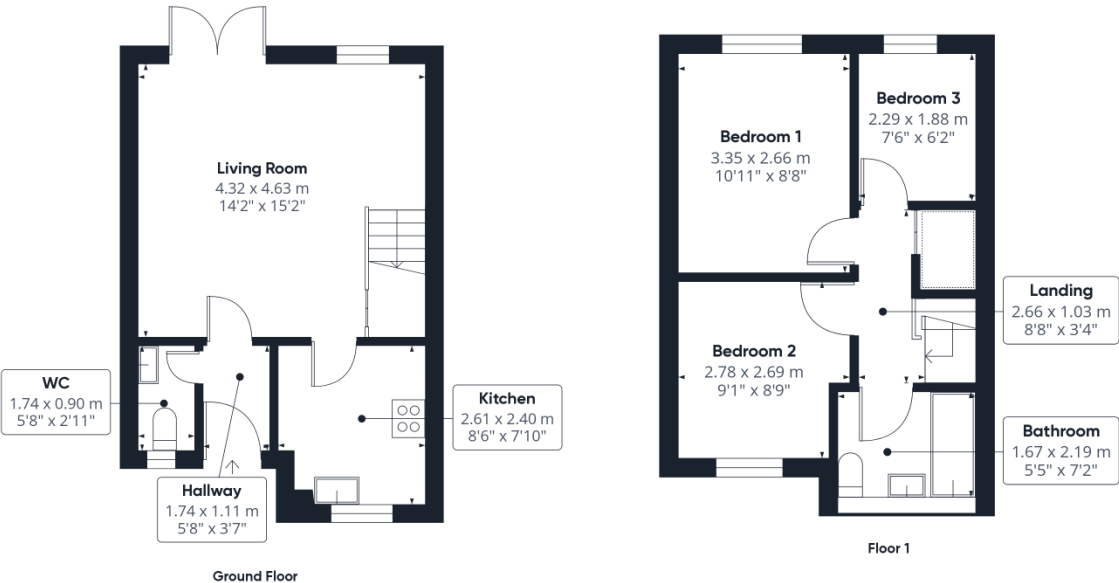
56.26 m<sup>2</sup>  
605.59 ft<sup>2</sup>

(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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