



# Troutbeck Bridge

£285,000

7 Broadfield Close, Troutbeck Bridge, Windermere, LA23 1JD

A 3 Bedroomed town house situated in a quiet cul-de-sac in this popular semi-rural village conveniently placed between Windermere and Ambleside. Suited for a family and built in the mid 1980's to create housing for people who have lived or worked within South Lakeland for the past three years or who are moving here to live and work permanently. Dedicated parking space in cul-de-sac.

## Quick Overview

- 3 bedroomed town house
- 2 reception rooms and 1 bathroom
- Quiet location
- Garden
- No chain
- Close to amenities
- In good decorative order
- Local occupancy conditions apply
- Allocated parking for 1 car
- \*Superfast fibre broadband available



3



1



2



C



Superfast  
Fibre  
Broadband



Allocated parking  
for 1 car

Property Reference: W6095



Living Room/Snug



Living Room



Snug



Dining Kitchen

**Description:** A 3 Bedroomed town house situated in a quiet cul-de-sac in this popular semi-rural village conveniently placed between Windermere and Ambleside. Suited for a family and built in the mid 1980's to create housing for people who have lived or worked within South Lakeland for the past three years or who are moving here to live and work permanently. Dedicated parking space in cul-de-sac.

**Location:** 7 Broadfield Close occupies a private location in a small cul-de-sac of similar properties in the popular semi-rural village of Troutbeck Bridge lying mid way between Windermere and Ambleside. The hamlet has its own Pub, petrol station with general store, secondary school and swimming pool with gym. The property is approached by leaving Windermere on the Ambleside Road (A591), proceed past the turning for the Lakes School on the left and take the next left turning immediately before the Petrol Station onto Broadfield. Broadfield Close is the first turning on the right hand side with number 7 being at the far end of the cul-de-sac.

**Property Overview:** An excellent opportunity to purchase a family house in the village of Troutbeck Bridge not far away from all the amenities of Windermere village. The property provides well presented accommodation of fitted dining kitchen incorporating Integrated Hotpoint oven and Induction hob, built in dishwasher and island with integrated fridge and freezer and cupboards housing the washing machine and dryer. Living room having a wood burning stove and door which leads to the rear garden, snug which is dual aspect giving plenty of light, 3 Bedrooms, bedrooms 1 and 2 having built in wardrobes and drawers and a bathroom comprising WC, inset washbasin and p-shaped bath with shower over and heated towel rail. Outside the property has a good sized level paved seating area to the rear enjoying a good degree of privacy and sun light and a covered seating area and shed. Dedicated parking space in cul-de-sac.

Please note that the white goods in the kitchen are available under separate negotiation.

**Accommodation:** (with approximate measurements)

**Entrance porch**

**Kitchen/Dining Room** 16' 5" x 9' 0" (5m x 2.74m)

**Living Room** 16' 7" x 11' 5" (5.05m x 3.48m)

**Snug** 9' 10" x 9' 9" (3m x 2.97m)

Stairs from the kitchen lead to the first floor:-

**Landing** 2 cupboards, one housing the Worcester Gas central heating boiler.

**Bedroom 1** 11' 0" x 9' 4" (3.35m x 2.84m)

**Bedroom 2** 8' 6" x 9' 4" (2.59m x 2.84m)

**Bedroom 3** 8' 4" x 7' 0" (2.54m x 2.13m)

**Bathroom**

**Property Information:**

**Outside:** To the front of the property is a covered entrance porch and allocated parking space. To the rear of the property is a paved seating area with shrubs and borders and a covered seating area and large shed. A gate at the back of the garden gives access to the Woodland and to a walk which takes you to Lake Windermere.

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band C.

**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:** //curbed.stress.tint

**Notes:** \*Checked on <https://www.openreach.com/> 23rd May 2024 - not verified.



Bedroom 1



Bedroom 2



Rear Elevation



Rear Garden

# 7 Broadfield Close, Troutbeck Bridge, LA23

Approximate Area = 885 sq ft / 82.2 sq m

Outbuilding = 4 sq ft / 0.3 sq m

Total = 889 sq ft / 82.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hackney & Leigh. REF: 1130431

A thought from the owners...This is a nice quiet area to live and ideal for raising a family. Good local amenities.

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