



Troutbeck Bridge

£345,000

17 Broadfield, Troutbeck Bridge, Windermere, LA23 1HX

A 3 bedroomed semi detached family home with garden, large garage and off-road parking. With attractive modern fixtures and fittings, dual aspect living room with log burning stove, recently fitted kitchen, utility room, 3 bedrooms and family bathroom all with the benefit of gas central heating and double glazed windows. The current owners have refurbished the property over the last couple of years and have also replaced the boiler making this house ready to walk into.

Quick Overview

3 bedroomed semi detached house

1 reception room and 1 bathroom

Convenient location

Front and rear garden

Pleasant outlook

Close to amenities, transport and school

Immaculate condition

Ideal family home, 2nd home or holiday let

Garage and off road parking

*Superfast Broadband



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1



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Superfast
Broadband



Garage and off
road parking

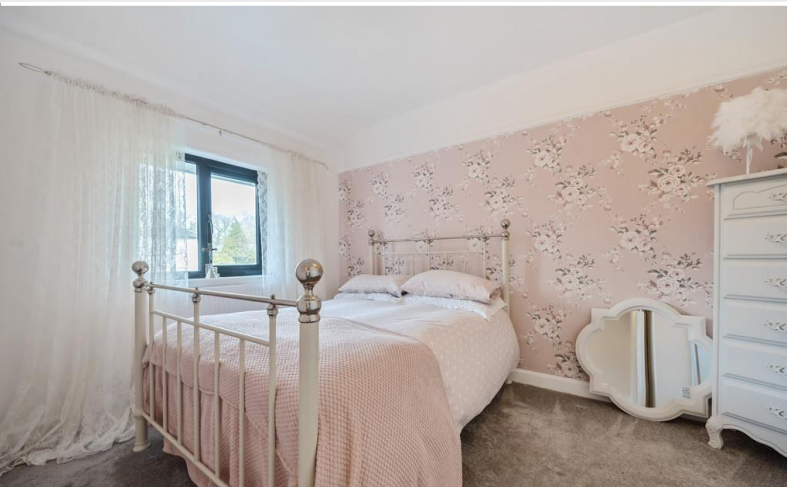
Property Reference: W6190



Living/Dining Room



Kitchen



Bedroom 1



Bedroom 2

Location: A most convenient location close to the Lakes School, leisure club and petrol station with excellent convenience store and yet only a 5 minute drive to Windermere Village.

Leave Windermere on the A591 towards Ambleside over the mini roundabout at Cooks House Corner, continue for approximately 3/4 of a mile turning left towards the Lakes School and then right into Broadfield.

Property Overview: Nestled in the picturesque village of Troutbeck Bridge, 17 Broadfield offers an inviting blend of comfort and style. This delightful three-bedroom property is perfect for families or those seeking a serene retreat in the heart of the Lake District.

Upon entering, you are greeted by a warm and welcoming hallway that leads into the living room. This bright and airy space is perfect for relaxing with family or entertaining guests having a delightful wood burning stove to keep you warm on those cold winter evening and with patio doors that flood the room with natural light and lead into the rear garden.

The heart of the home is undoubtedly the modern kitchen, which boasts sleek countertops and ample storage space. Whether you're a culinary enthusiast or prefer simple meals, this kitchen is equipped to handle it all and has integrated Zanussi electric oven, induction hob and attractive patterned splashback and integrated fridge/freezer. A door from the kitchen leads to a rear porch and then outside to the rear garden and garage. A handy utility room can also be found off the hallway and has wall and base units, housing the washing machine and the Baxi boiler, along with a WC and a pedestal washbasin.

The property features three well-proportioned bedrooms, each offering a peaceful haven for rest and relaxation. Bedroom 1 is the largest of the 3 bedrooms and has a pleasant outlook over the rear garden. The additional bedrooms are versatile, perfect for children, guests, or even a home office.

A contemporary family bathroom completes the interior, featuring modern fittings of bath with Triton Opal II shower over, WC and washbasin with vanity unit and plenty of cupboard space and a soothing colour palette that adds a touch of luxury to your daily routine.

Outside, the property boasts a charming garden designed for ease of maintenance, perfect for enjoying the fresh Lake District air. Whether you're sipping your morning coffee or hosting a summer barbecue, this outdoor space is sure to be a favourite spot. A large detached garage can be found at the end of the driveway which has an electric up and over door and shelving.

With its prime location in Troutbeck Bridge, 17 Broadfield offers easy access to local amenities, schools, and the stunning natural beauty of the Lake District. This property is a true gem and a wonderful opportunity to embrace a tranquil lifestyle. Don't miss your chance to make it your own.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room 18' 1" x 9' 10" (5.51m x 3m)

Kitchen 10' 2" max x 9' 10" max (3.1m x 3m)

Utility 8' 10" x 5' 10" (2.69m x 1.78m)

Stairs lead to the first floor:

Landing Loft access.

Bedroom 1 12' 2" max x 8' 9" (3.71m x 2.67m)

Bedroom 2 11' 4" max x 7' 11" max (3.45m x 2.41m)

Bedroom 3 11' 5" max x 6' 8" (3.48m x 2.03m)

Bathroom

Garage: 15' 6" max x 14' 5" (4.72m x 4.39m)

Property Information:

Services: Mains gas, water, drainage and electricity. Gas fired central heating with double glazed windows.

Council Tax: Westmorland and Furness Council - Band C.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: //sampled.mend.division

Notes: *Checked on <https://www.openreach.com/> 21st January 2025 - not verified.

Mobile Coverage: Yes via O2.

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Bedroom 3



Rear Garden



Front Garden



OS Plan

17 Broadfield, Troutbeck Bridge, Windermere, LA23

Approximate Area = 835 sq ft / 77.5 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1236781

A thought from the owners...It has been a lovely and peaceful area to live, yet is within 15 minutes walk of the amenities of Windermere village,

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