



## Windermere

**£199,950**

4 Claife Close  
Windermere  
Cumbria  
LA23 2LL

A modern 3-bedroom mid terrace house with conservatory and a part lawned private garden featuring a raised decking area off of the back door, giving separated space for different types of outdoor usage.

Occupying a quiet cul-de-sac location yet within easy access of all that Windermere Village has to offer. Occupancy restrictions apply.

Property Ref: W5567







Living Room



Conservatory

**Location:** Located on the edge of the village, therefore convenient for amenities including a variety of shops, banks, restaurants and Queens park Recreation Ground. From Crescent Road, Windermere turn left next to the Co-Op store onto Oak Street and 3rd left onto Droomer Drive; continue along and turn left into Claife Avenue and then first right onto Claife Close. Number 4 is on the right.

**Description:** A modern terrace family home originally an ex local authority house, with roughcast elevations under a pitched slate roof. The accommodation is presented in good clean decorative order and is an ideal family home. The property comprises of an entrance hall, ample sized living room with conservatory extension, fitted kitchen, 3 bedrooms and modern bathroom. UPVC glazed windows and gas central heating.

The property is subject to a local occupancy restriction whereby the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main residence.

**Accommodation:** (With approx. dimensions)

**Ground Floor**

**Entrance Hall** Access to living space and stairs

**Living Room**

17' 10" x 11' 5" (5.44m x 3.48m)

Wood effect laminate floor, fireplace with gas fire. Open to 10'8 x 8 conservatory with UPVC windows and double opening French doors to decked area and rear garden

**Kitchen**

17' 10" x 8' 10" (5.44m x 2.69m)

Fitted wall and base units, plumbing for washing machine and dryer appliances, gas cooker point, inset sink unit, tiled floor, part tiled walls. Built in cupboard with Valliant gas combination boiler and door to rear garden.

**First Floor**

**Landing**

Access to roof space, the three bedrooms and the bathroom

For a Viewing Call 015394 44461





Bedroom 1

**Bedroom 1**

11' 8" x 11' 9" (3.56m x 3.58m)

Built in cupboard as well as over stairs cupboard.

**Bedroom 2**

11' 7" x 5' 8" (3.53m x 1.73m)

**Bedroom 3**

5' 7" x 11' 0" (1.7m x 3.35m)

**Bathroom**

A three-piece white suite with bath with shower overhead, pedestal wash basin and WC. Tiled floor and walls, ladder towel rail and extractor fan.

**Outside:**

Timber decked seating area and steps down to garden area with timber shed.

**Services:**

Mains water, drainage, gas and electricity, uPVC double glazed windows and gas fired central heating.

**Council Tax:**

South Lakeland District Council - Band C

**Tenure:**

Freehold



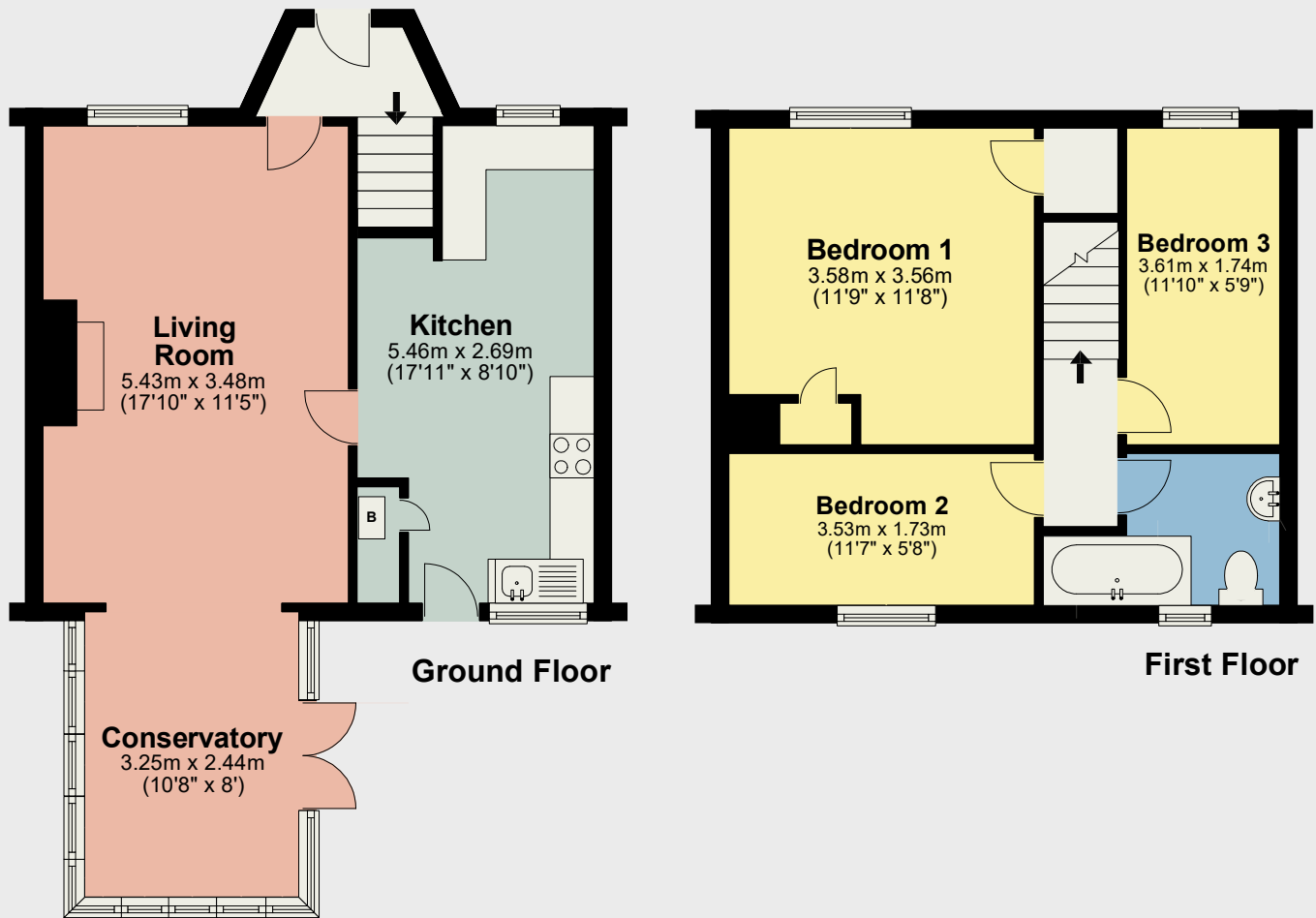
Bedroom 2

**Viewings:**

Strictly by appointment with Hackney & Leigh. Telephone (015394) 44461

**Energy Performance Certificate:**

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



Total area: approx. 78.4 sq. metres (843.9 sq. feet)

For illustrative purposes only. Not to scale. REF: W5567

A thought from the owners...We have loved living at 4, Claife Close and the sense of community in the close is wonderful, with us knowing all of our neighbours and everyone looking out for one another. We will greatly miss this aspect, as well as it being where we have brought up our children and have such wonderful memories that we very much hope you will too.

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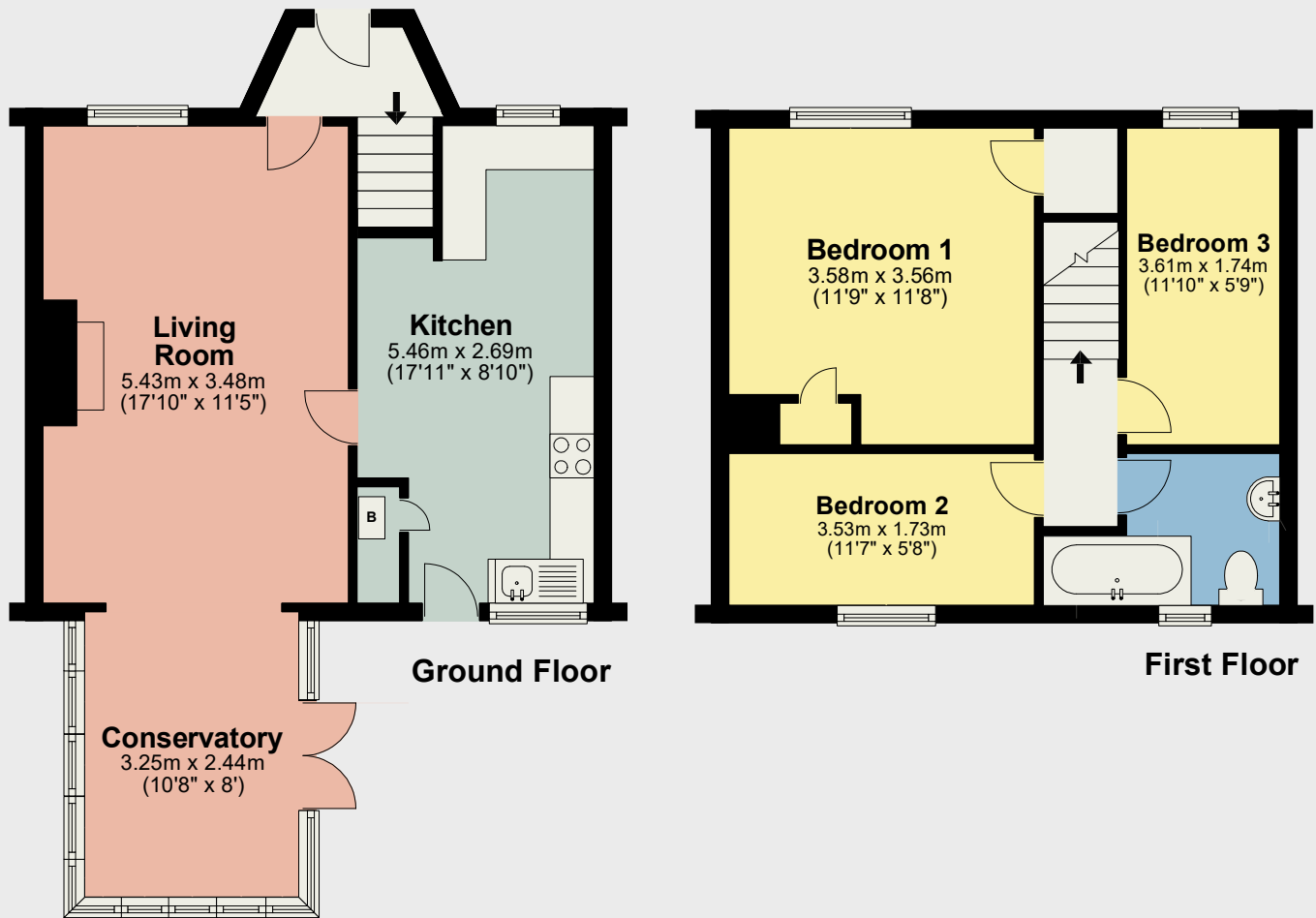
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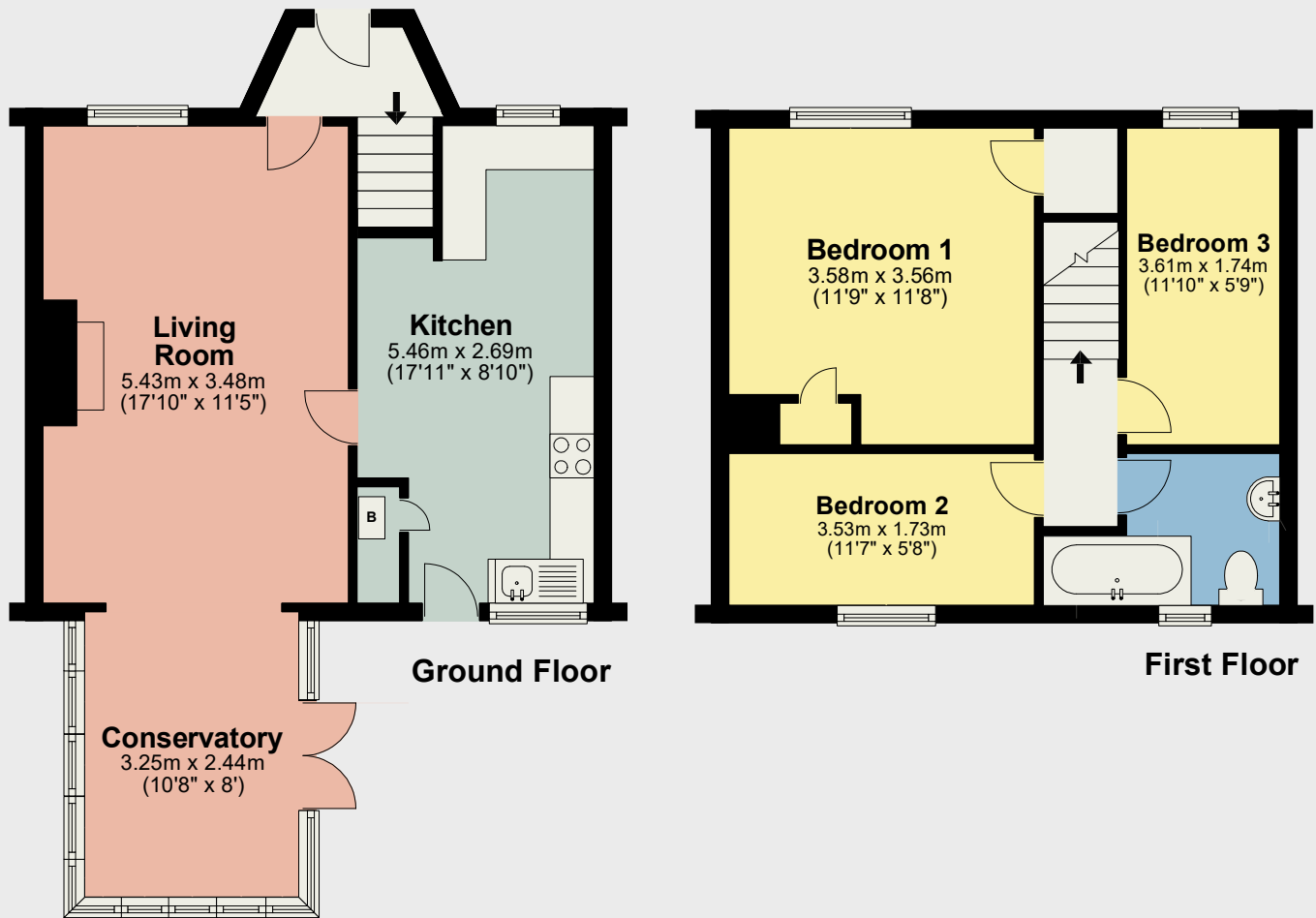
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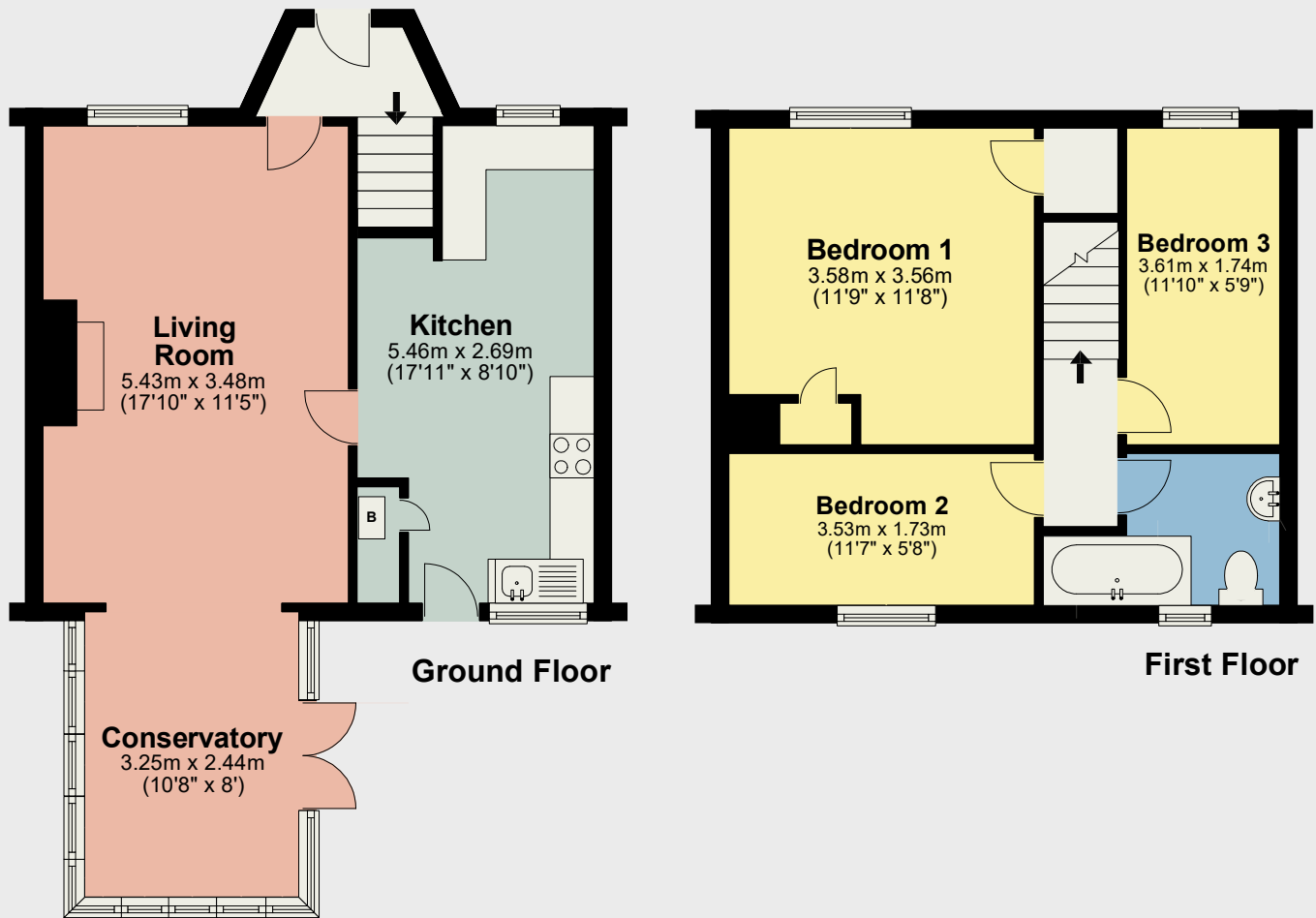
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