



# 22 Claife Avenue

Windermere, LA23 2LJ

Guide Price £ 285,000

# 22 Claife Avenue

## Windermere

Opportunity arises to purchase 22 Claife Avenue, a spacious, modernized mid terrace property which has been upgraded and maintained to a high standard. Accommodation comprises of a fitted white gloss kitchen, utility room, dining room and sitting room to the ground floor. The first floor offers three bedrooms, including a large double room, modern four piece white bathroom, graveled front parking area and private paved rear garden.

The property is conveniently located very close to the bustling and popular village of Windermere offering shops, restaurants, cafes and bars right on the doorstep and within easy walking distance of a large range of tourist attractions. Other benefits are close to all local amenities and the transport links including train, bus and Lake cruisers which offer excellent accessibility to enjoy the beautiful Lake District National Park.

The property is subject to a local occupancy condition whereby the occupant must have lived and/or worked within the administrative area of Cumbria for three years prior to occupation.



## Accommodation

### Entrance Hall

Wood-effect laminate flooring and stairs to first floor.

### Lounge

A dual aspect room with wood-effect laminate flooring, wood burning style coal-effect gas fire on slate hearth and feature oak lintel. Radiator, TV point and down-lights.

### Dining Room

Wood-effect laminate flooring, radiator and down-lights.

### Kitchen

Contemporary style with white gloss wall and base soft closing units, Hotpoint stainless steel gas hob, oven and cooker hood over, inset stainless steel sink unit, down-lights and plinth lighting. Under stairs area with power, designed to house a full-size upright fridge/freezer.

### Utility

Off from the kitchen, a very handy utility room, fitted work surface with plumbing for washing machine and dishwasher beneath. Ideal gas wall mounted combi boiler. External door to rear garden.

### Bedroom One

A spacious double room located at the front of the property with ample space for bedroom furniture. There is a Radiator and down-lights.

### Bedroom Two

Small double room at the rear of the property offering views over the roof tops of Claife Heights. There is a radiator and down-lights

### Bedroom Three

Single room at the front of the property with, radiator, down-lights and built-in over-stairs cupboard.

### Bathroom

Modern crisp 4-piece white suite of shower, bath, separate shower cubicle, wash hand basin and WC. Ladder towel rail, extractor, down-lights, recessed shelf and fully tiled walls and floors.

### Outside

Gravelled off-road parking for two vehicles to the front. At the rear is a recently paved modern patio style garden, great space for entertaining. The shed was erected in 2022 and will be included in the sale.

### Services

Mains gas, electric, water and drainage. Gas fired central heating to radiators and uPVC double glazed windows.

### Tenure

Freehold

### Internet Speed

Superfast speed of 62 Mbps download and for uploading 12 Mbps as per Ofcom website.

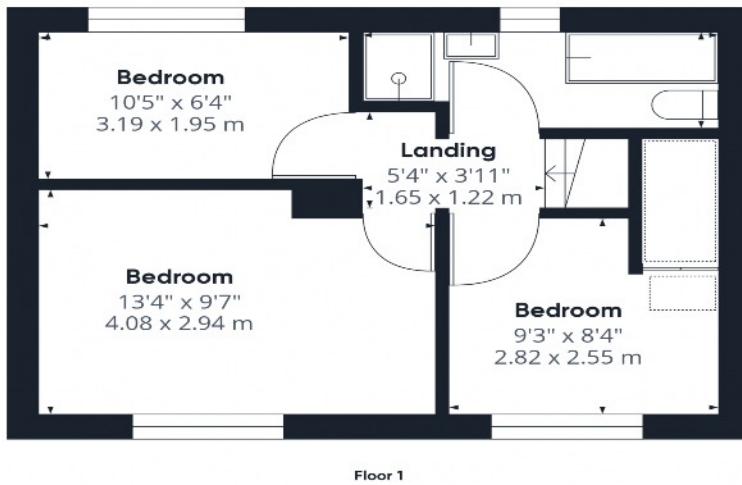
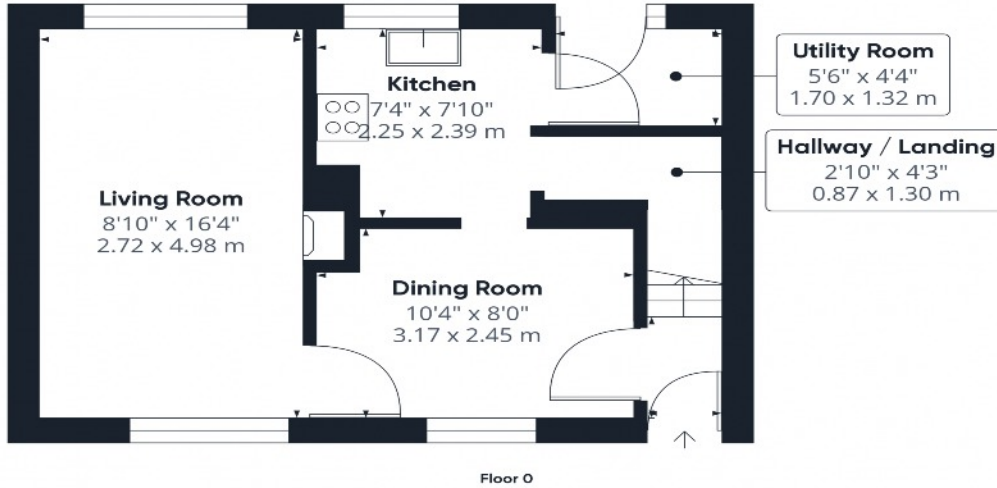
### Council Tax Band

C



**Directions**

From central Windermere on Crescent road bear left on to Oak Street, 3rd left on to Orrest Drive which continues round to the right on to Droomer Drive. Then left on to Claife Avenue and after a few hundred meters number 22 can be found on the left.  
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**Approximate total area<sup>(1)</sup>**  
 684.1 ft<sup>2</sup>  
 63.56 m<sup>2</sup>

**Reduced headroom**  
 18.79 ft<sup>2</sup>  
 1.75 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

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**Viewing is strictly by appointment with the sole agents**

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

