



# 1 Hellens Court

Coniston, LA21 8DS

Guide Price £395,000

# 1 Hellens Court

## Coniston

An excellent three bedroom, semi-detached modern house set in a private cul-de-sac with a low maintenance garden, single garage and private parking.

The private and popular development was built in the late 1990's to an attractive design with traditional rough cast walls under a pitched and slated roof. The accommodation is well appointed with gas central heating and double glazing and is well proportioned with two/three reception rooms and three bedrooms. The property has the added advantage of a detached single garage together with additional off road parking for two vehicles. With small manageable garden/ patio to the front and rear. The property would suit a variety of purchasers either as a permanent home or weekend/holiday retreat. Hellens Court occupies an excellent position close to the centre of the village in a small cul-de-sac development. The property is close to Coniston village centre which has a wide variety of amenities including shops, restaurants, cafes, and public houses. The village also benefits from a choice of churches and both primary and secondary schools. Coniston is most famous for its connections to Donald Campbell and John Ruskin.

### DIRECTIONS

What3words:///polishes.bitter.flinches

From Ambleside head out on the A593 to Coniston, on entering the village turn second left prior to the fire station into Hellens Court. Number 1 is the first property on the right hand side.





## Accommodation

Front door leading into entrance hall with consumer unit.

## Living Room

Fire place, previously with a gas fire (easily reinstated) set on marble hearth and surround. TV point and understairs cupboard providing useful storage. Views towards the Yewdale fells. Archway leading through to:

## Dining Room

With patio doors to conservatory.

## Kitchen

A range of wall and base units with worktop and one and a half bowl sink unit with mixer tap. Four ring gas hob, electric oven, extractor and plumbing for washing machine. Freestanding fridge. Part tiled walls and concealed wall mounted boiler.

## Conservatory

With view over the garden and towards the Coniston fells. Patio door leading to garden.

## First Floor

Landing with loft hatch and useful storage cupboard. Gable window providing excellent views to Coniston Old Man and the Yewdale fells.

## Rear Bedroom One

Double room with an excellent selection of fitted furniture. TV point and lovely south facing views towards Coniston Old Man.

## Front Bedroom Two

Double room with views towards the Yewdale fells. TV point.

## Front Bedroom One

Spacious single room with views towards Coniston Old Man and the Yewdale fells.

## Bathroom

Appealing white three piece suite comprising double shower cubicle, pedestal wash hand basin and WC. Part tiled wall. Velux window and extractor fan.

## Outside

The property benefits from gardens to both front and rear with hard standings providing additional private off road parking. To the rear there is a single detached garage with pitched slate roof, double doors, side door and window, electric and water. Rear paved patio providing low maintenance garden and a small selection of shrubs and bushes to the front with excellent sunny aspect.





## Services

All mains services are connected. Gas fired central heating.

## Tenure

Freehold. Vacant possession on completion.

## Council Tax Band

D

## Broadband

Superfast speed potentially available from Openreach of 80 Mbps download and for uploading 20 Mbps.

## Mobile

Indoor: Three, Vodafone and EE are reported as 'limited' for both Voice and Data services. O2 are reported as "likely" for Voice services and "limited" for Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

*Broadband and mobile information provided by Ofcom.*

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.