



Dawstone Flookburgh Road, Allithwaite
£325,000



Dawstone Flookburgh Road

Allithwaite, Grange-Over-Sands

This substantial three-bedroom semi-detached family home is situated in the heart of the picturesque village of Allithwaite, offering easy access to local amenities and the surrounding countryside.

The property is thoughtfully arranged over two floors and features two reception rooms, including a sitting room with a charming period fireplace and a separate dining room with a cosy log burner, perfect for family gatherings and entertaining guests. The fitted kitchen provides ample storage and workspace, making it ideal for those who enjoy cooking and baking. Double glazing and gas central heating ensure comfort throughout the year.

Upstairs, there are three well-proportioned bedrooms, each offering beautiful views of the surrounding area, and a four-piece suite bathroom completes the accommodation.

Outside, the home is complemented by landscaped gardens to both the front and rear. The front garden is mainly laid to lawn with established shrubs and trees, enhancing the property's kerb appeal. The rear garden is a particular highlight, offering a generous lawn area bordered by mature trees and hedges that provide a high degree of privacy. A paved patio area is perfectly positioned to enjoy the outlook over the garden, making it an ideal space for outdoor dining or relaxing during the warmer months. The ample driveway to the front of the property comfortably accommodates up to three vehicles, ensuring parking is never an issue. This delightful garden space offers both practicality and a peaceful retreat, making it an excellent choice for families and those who appreciate outdoor living.

GROUND FLOOR

HALLWAY

13' 4" x 6' 9" (4.07m x 2.05m)

SITTING ROOM

12' 0" x 11' 8" (3.67m x 3.56m)

DINING ROOM

12' 2" x 11' 11" (3.71m x 3.62m)

KITCHEN

17' 5" x 8' 6" (5.31m x 2.59m)

FIRST FLOOR

LANDING

8' 0" x 3' 3" (2.43m x 1.00m)

BEDROOM

13' 10" x 11' 3" (4.21m x 3.43m)

BEDROOM

11' 10" x 11' 8" (3.61m x 3.56m)

BEDROOM

7' 0" x 6' 7" (2.14m x 2.00m)

BATHROOM

8' 5" x 8' 2" (2.57m x 2.48m)





SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING

D

COUNCIL TAX BAND:

C

TENURE:

FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

964 ft²
89.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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