



45 Fairfield Road, Windermere

£425,000



45 Fairfield Road

Windermere

Occupying an attractive elevated corner plot within a popular residential area of Windermere, this beautifully presented semi-detached home offers stylish and versatile accommodation together with attractive gardens, driveway parking and a detached garage. Having been extensively renovated by the current owners, including the reconfiguration of the ground floor layout, the property is ready to move into and enjoy whilst benefiting from a convenient location, including being in close proximity to School Knott, Queen's Park Recreational Ground and Windermere town centre.

The accommodation is arranged across two floors and centres around an impressive open-plan kitchen, dining and living space. Designed to create a sociable and welcoming environment, this superb area provides ample space for both everyday living and entertaining, whilst allowing plenty of natural light to flow throughout the ground floor.

The property offers three bedrooms together with a family bathroom. In addition, the ground floor benefits from a further room with en suite facilities, providing a versatile space that can be adapted to suit a variety of needs. Whilst currently utilised as a family playroom, it has previously been used as successful income generating accommodation, adding further appeal and flexibility to the property.

Externally, the elevated corner plot creates attractive gardens extending to the front and side of the property, providing outdoor space for relaxing and enjoying the surroundings. To the rear, a courtyard area offers further practicality, whilst a driveway and detached garage provide valuable parking and storage.

Combining beautifully presented accommodation, versatile living space and a sought-after Windermere location, this is an excellent opportunity to acquire a superb home within the heart

- Well presented semi detached home occupying an elevated corner plot
- Minutes away from excellent local walks straight onto the fells
- Open plan kitchen, dining and living space forming the heart of the home
- Three bedrooms providing versatile accommodation
- Additional room with en-suite facilities and independent external access
- Well appointed family bathroom serving the main accommodation
- Gardens extending to the front and side together with a courtyard area to the rear
- Driveway parking and detached single garage
- Beautifully renovated and improved by the current owners.
- Attractive outdoor space complementing the well presented accommodation

WHAT3WORDS://gravest.trucks.landowner

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRY

11' 3" x 6' 8" (3.43m x 2.02m)

KITCHEN / LIVING AREA

22' 6" x 21' 0" (6.85m x 6.41m)

SNUG

11' 3" x 8' 5" (3.43m x 2.57m)

EN SUITE

7' 10" x 3' 11" (2.38m x 1.19m)

LANDING

6' 4" x 2' 10" (1.94m x 0.86m)

BEDROOM

14' 4" x 10' 8" (4.37m x 3.25m)

BEDROOM

15' 1" x 8' 4" (4.59m x 2.54m)

BEDROOM

10' 8" x 6' 2" (3.24m x 1.89m)

BATHROOM

8' 2" x 5' 7" (2.50m x 1.69m)

GARAGE

16' 2" x 9' 2" (4.94m x 2.80m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band D

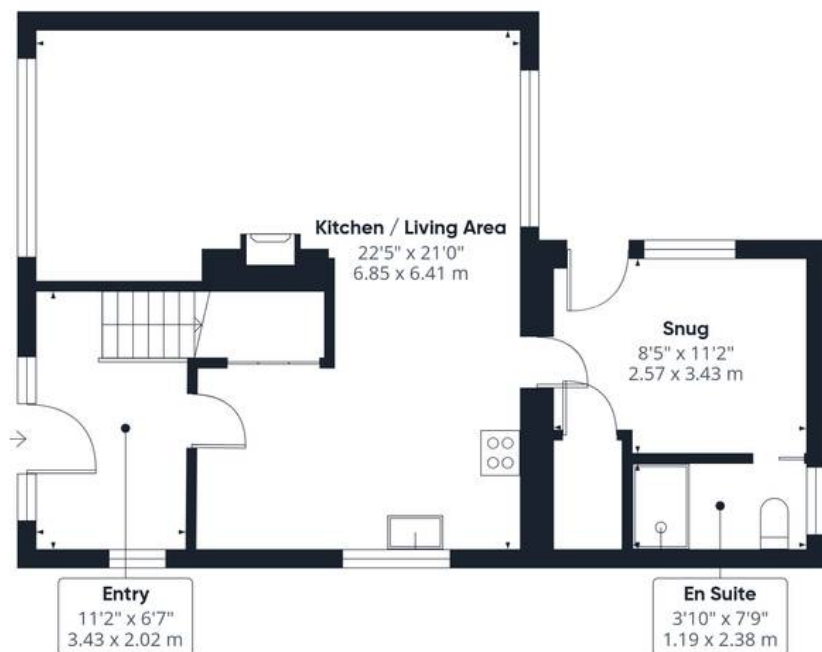
TENURE: FREEHOLD

IDENTIFICATION CHECKS

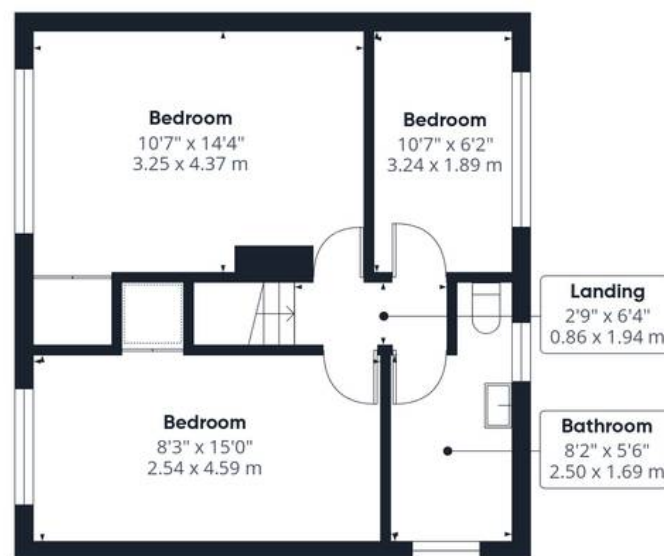
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1186 ft²

110.1 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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