



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

4 Picklesfield - Milnthorpe





Features

- A 3 bedroom semi-detached home
- A relaxing living room with space for dining and direct access out to the garden
- A well equipped kitchen
- Low maintenance courtyard garden with a shed for storage
- Ready to move straight into
- Located within a peaceful residential development

A beautifully presented three-bedroom semi-detached home, ideal for first-time buyers, young families, or those looking to downsize. Nestled within an attractive and intimate courtyard development of just six homes, this property enjoys a peaceful setting with the added benefit of dedicated resident parking and additional visitor spaces. Inside, the home is ready to move straight into, featuring a well-equipped kitchen with ample storage and generous worktop space, leading through to a spacious open-plan living and dining area. This bright and versatile space opens through

French doors to a private rear courtyard garden – a secure and inviting spot, perfect for outdoor dining and entertaining family and friends. Upstairs, there are three bedrooms – two doubles and a single currently used as a home office – along with a modern, tastefully fitted bathroom completing this stylish and welcoming home. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10

minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



GROUND FLOOR

Entrance porch - A light and welcoming entrance designed with handy space to store shoes and hang coats before continuing through to the main home.

Hallway - From the hallway, there is access to the kitchen as well as the staircase to the first floor.

Kitchen - The kitchen is fitted with wood-effect wall and base units paired with dark worktops to provide ample storage. Integrated appliances include an oven, gas hob, and extractor hood, with additional space for a freestanding tall fridge/freezer, washing machine and dishwasher. The space is finished with practical laminate flooring and charming painted beams and benefitting from front facing views.

Living/ dining room - A bright, welcoming and relaxing living room with French doors opening directly out to the rear patio and a window that fills the space with natural light. Characterful features include a charming corner fireplace with a hearth above offers a perfect spot for display items and painted wooden ceiling beams. A practical under-stairs cupboard provides useful storage, while the layout is easily able to accommodate a dining table - perfect for relaxing or entertaining family and friends.



FIRST FLOOR

Bedroom 1 - A naturally bright rear-facing double bedroom featuring a built-in cupboard with fitted shelving and hanging space, providing convenient storage.

Bedroom 2 - A cosy bedroom located at the front of the property, complete with built-in storage for added convenience.

Bedroom 3 - Currently utilised as a home office, this bedroom features a Velux window that brings in natural light, making it an ideal space for remote work, a creative studio, dressing room or a hobby room.

Bathroom - A stylish and modern bathroom, featuring white half wall tiling that enhances the clean, contemporary look. An electric shower is conveniently positioned over the bath, combining practicality with space efficiency. The room includes a heated towel rail for added comfort, along with a wash basin and a WC. Natural light floods the space through the Velux window, creating a bright and airy atmosphere.

Externally

To the side of the property, there is a dedicated parking space to the side, providing convenient off-road parking for one vehicle. A side path leads round to the rear courtyard garden, which offers a low-maintenance outdoor space complete with a garden shed for additional storage. The property also benefits from access to additional visitor parking on the development.



Useful Information

House built - 1993.

Tenure - Freehold.

Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

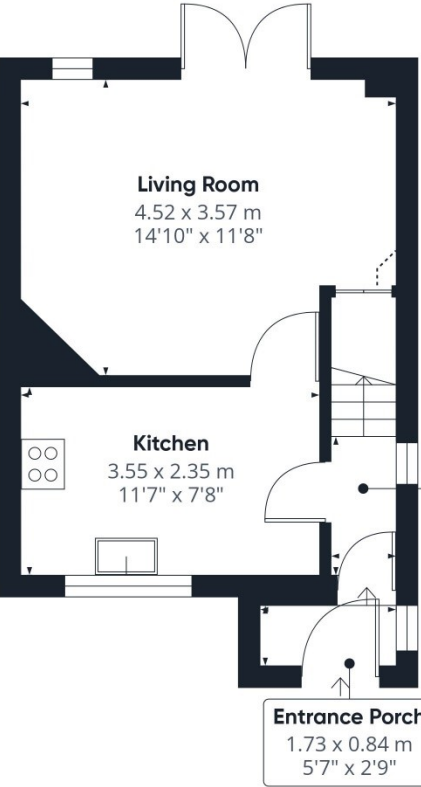
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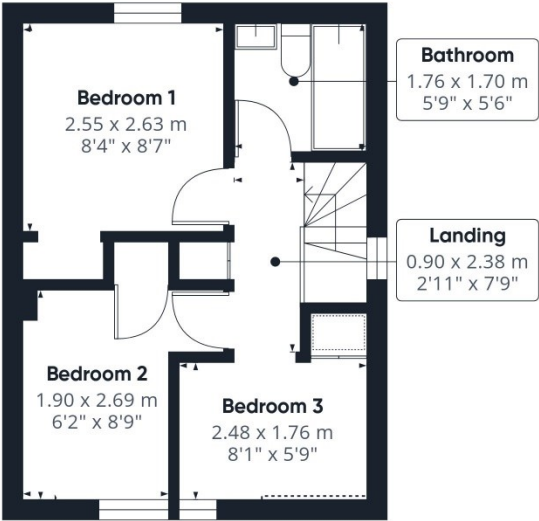
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
50.4 m²
540 ft²

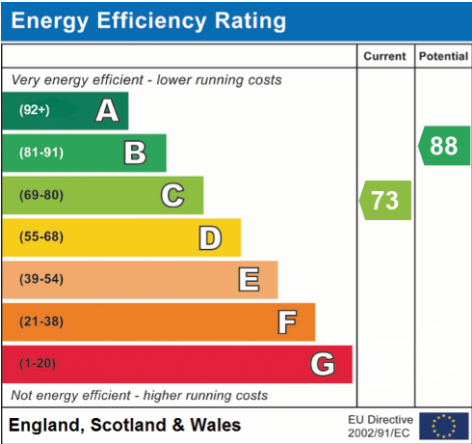
Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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