



# 21 Mill Brow

Droomer, Windermere, LA23 2LZ

Guide Price £250,000



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Droomer, Windermere

Nestled within a quiet cul-de-sac, an exciting opportunity awaits with this two-bedroom semi-detached house. The property has been modernized over the last few years including, new kitchen and bathroom. Step inside to discover the bright living accommodation this home has to offer. The ground floor features a well-proportioned living room, which leads on to a dining kitchen with French doors into a conservatory. Upstairs to the first floor, you will find two generously sized bedrooms, one of which offers a built-in storage cupboard, and a family bathroom. Externally, the property features off road parking for two vehicles at the front, with an electric charging point and at the rear of the property you will find a modern paved rear patio garden which is a low maintenance paved garden with timber shed.

Located close to all of amenities on offer in Windermere village along with well-regarded schools, together with great transport links, children's play areas and walks from the doorstep. It is also offered for sale with no upper chain.





## Accommodation

From the front of the property, steps lead up to the front door.

## Porch

A handy space with a window and a tiled floor offering plenty of space for storage of coats and shoes.

## Lounge

A good size lounge area with a large UPVC window at the front. There is a radiator and open stairs which go up to first floor with storage cupboard and fitted shelving under. Open plan through to kitchen diner.

## Kitchen/ diner

A modern spacious kitchen with tile effect flooring, offering a large range of grey gloss units with wood effect laminate top. A contemporary round stainless steel sink with flexible spray mixer tap. There is a 5 ring Baumatic Gas hob with extractor over and two Indesit electric ovens. Space for freestanding washer, slimline dishwasher and fridge freezer. There is a floating breakfast bar with 4 stools underneath. UPVC window looking out to the garden.

## Conservatory

Double doors out of the kitchen lead into the hexagon shaped conservatory, with a tiled floor, which has recently had a new roof. Currently used as a home gym, this versatile space has a door out to the garden.

Stairs lead up to first floor landing with access to the loft







### Bedroom 1

Large light and bright double bedroom with two windows overlooking the front of the property. There's a large storage cupboard with hanging rail and a radiator.

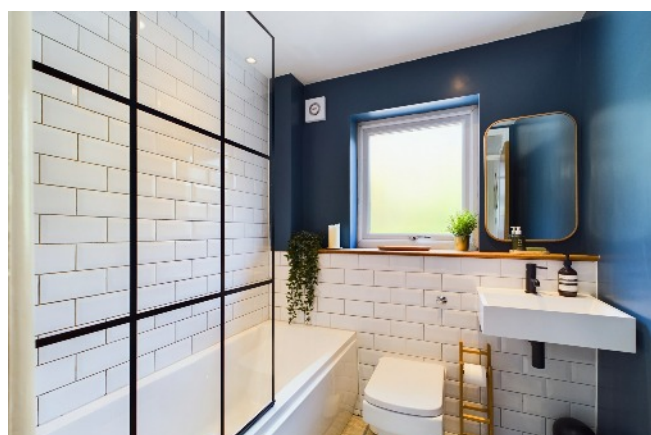


### Bedroom 2

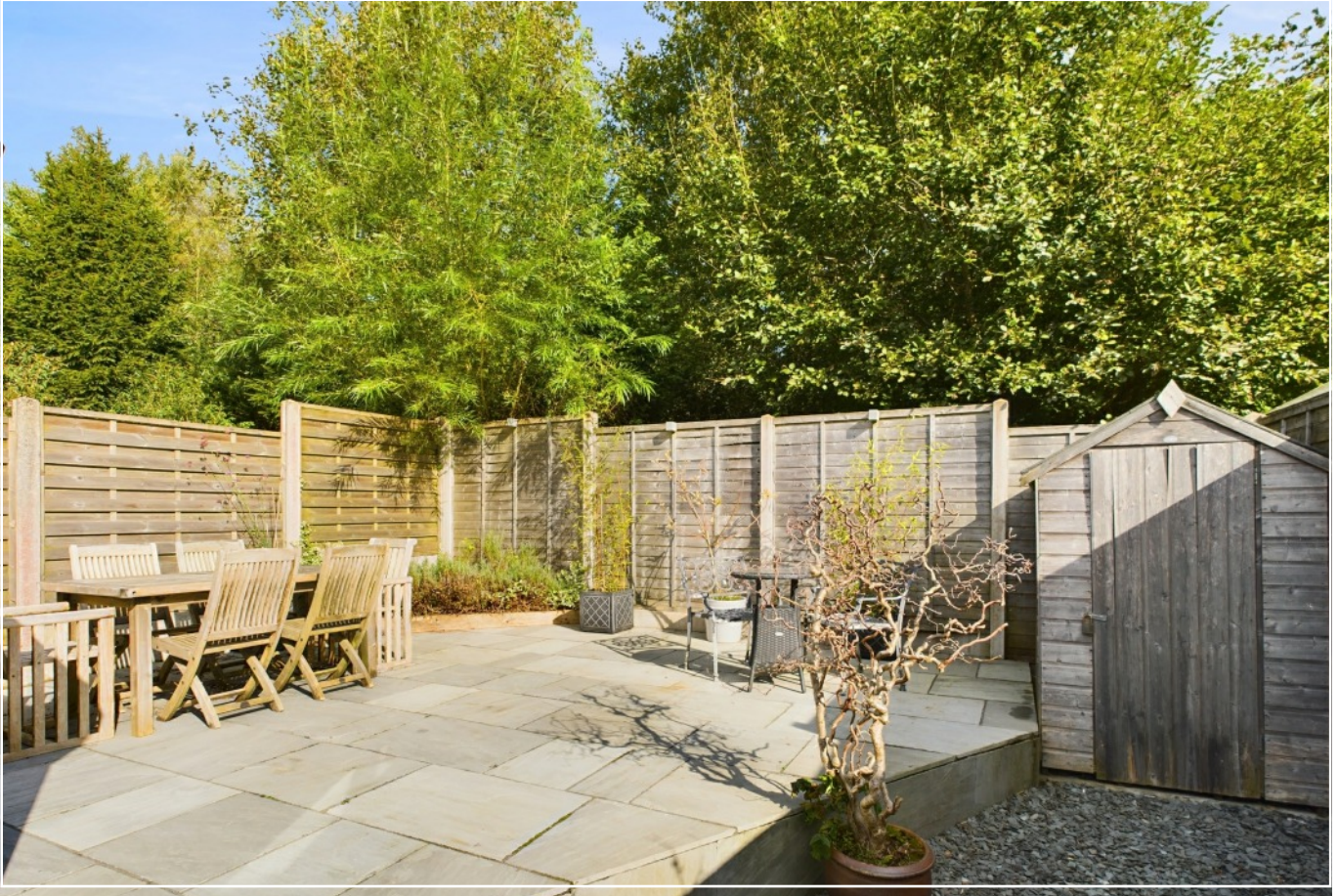
At the rear of the property there is a further double bedroom, currently used as a dressing area. A large window overlooking the garden. There is a cupboard which houses the Vissman boiler.

### Bathroom

A contemporary bathroom with a three-piece white suite with modern black fittings. The bath has a shower with ceiling fixed large rainfall shower head and additional handheld showerhead, there is also a WC and square hand basin. There is a black wall mounted ladder style radiator, UPVC window, partially tiled walls and spotlights.







### Outside

To the front of the property there is a small lawn area and allocated parking for two vehicles with an electric charging point. To the rear of the property is an enclosed low maintenance patio style garden, a peace full and private space to enjoy outdoor living. There is a planted raised bed, graveled areas and a garden shed offering good storage space.

### Services

All mains connected  
Gas boiler

### Tenure

Freehold

### Council tax band

B

### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Directions

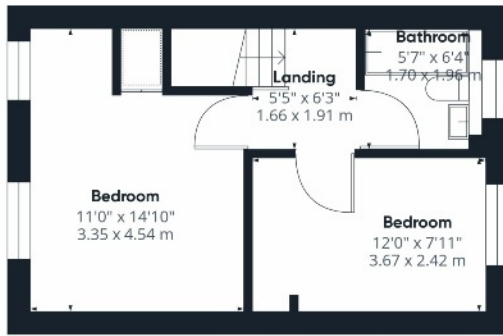
Use the postcode LA23 2LZ on Sat Nav with reference to the directions below:

From the one way system in Windermere village turn left onto Oak Street before the Co-op and proceed, turning first left onto Droomer Drive. Continue as Droomer Drive becomes Droomer Lane. Upon reaching a fork in the road, bear right onto Mill Brow and then keep on bearing right to the end of the cul-de-sac where No.21 on the left with private parking directly in front.





Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
 747.34 ft<sup>2</sup>  
 69.43 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.