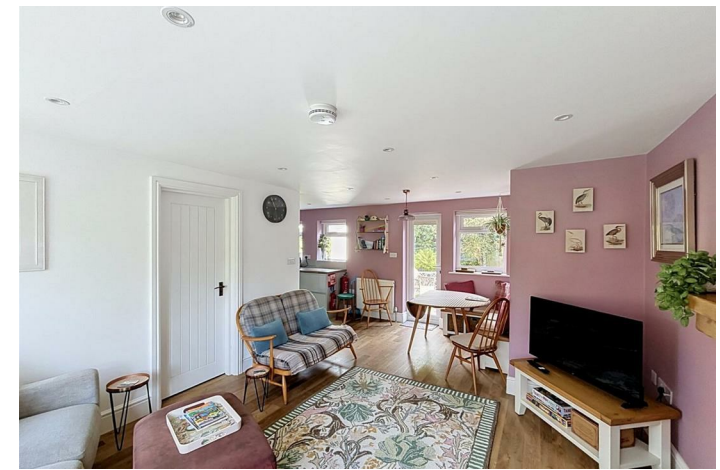




THE POTTERS SOUTHFIELD ROAD SEDBERGH, LA10 5DR

£325,000
FREEHOLD

The Potters is a three bedroom detached bungalow in a sought after area to the west of the market town of Sedbergh. It benefits from a detached annexe with an additional bedroom and shower room with utility facilities. A wraparound garden boasting views of Winder. As well as benefitting from driveway parking and garage for storage ensuring that this property has something for everyone.



THE POTTERS SOUTHFIELD ROAD

- Modern kitchen with fitted appliances.
- Large open plan living space with coal effect electric fire.
- 3 double bedrooms to the main bungalow.
- Modernised to a high specification throughout.
- Wraparound gardens with driveway/parking.
- Currently used as a holiday let/airbnb.
- Good-sized garage, currently used for storage.



Front exterior

The front exterior of the property is characterful with a traditional style featuring white-rendered walls and a slate roof. The entrance is marked by a pale green door and is complemented by a small paved seating area with a wooden bench, surrounded by mature shrubs and flowering plants within a neatly maintained garden.

Living room

The living room is a part of a large open plan space, containing a dining area and easy access to the kitchen.

Windows at both aspects and light coloured walls ensure that there is plenty of natural light. This room benefits from a feature fireplace with a coal effect electric fire, allowing a traditional feel.

Kitchen

The kitchen is thoughtfully designed with a modern aesthetic, featuring white cabinetry with wood-effect worktops that provide ample preparation space.

Two windows offer views of Winder fell, while integrated appliances such as an oven hob, dishwasher and fridge freezer offer convenience. The layout maximises functionality while maintaining a bright and airy feel.

Dining area

While open plan, The Potters has been presented to show a clear separation between each of the areas. With space for a dining table to the rear of the main reception room adjacent to the kitchen.

Bathroom

The bathroom features a modern walk-in shower with a clear glass screen and rain shower head. It includes a white sink set into a pastel blue vanity unit, a toilet, and a frosted window that ensures privacy while letting in natural light. The floor is decorated with patterned tile effect flooring adding a stylish touch.

Primary bedroom

The primary bedroom is a peaceful and well-lit room with a large window dressed with neutral curtains. A double bed with a soft headboard is complemented by bedside lamps and furniture, creating a comfortable and inviting space.

Bedroom 2

The second bedroom is presented with white walls and a large window providing natural daylight. It contains a double bed with simple bedside storage and a freestanding open wardrobe.

Bedroom 3

The third bedroom offers a similarly bright and

restful environment, featuring white walls and a double bed with bedside tables. A freestanding open wardrobe adds storage.

Garden Room

The garden room functions as an annex to the property, with appliances such as washing machine and tumble dryer, with a modern shower unit and wc. There is a further private room currently used as an occasional bedroom.

Rear garden

The rear garden is a charming, private outdoor space with a wooden decking area perfect for outdoor seating and dining. Surrounded by lush greenery, mature trees, well-tended flower beds, and two garden ponds.

Viewings highly recommended to appreciate this space, please contact the office for further information.

REFERRALS INFORMATION We may receive a referral fee from solicitors or mortgage advisors. Full details are available on request.

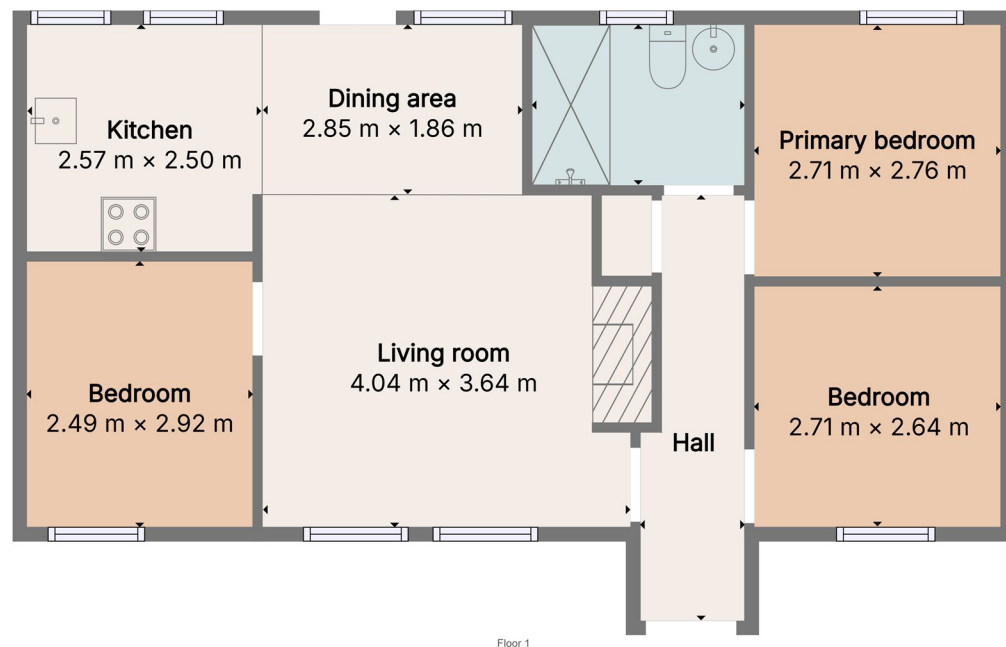
Anti- Money Laundering regulation

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property

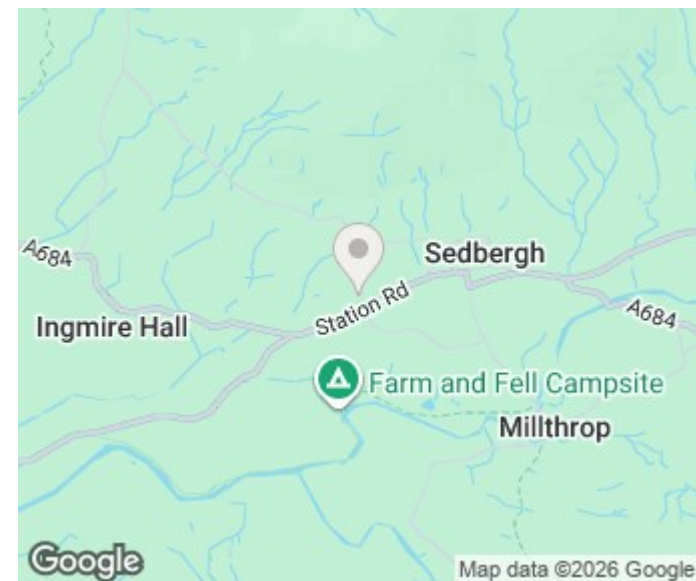
transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted. Please ask agent for more details.

THE POTTERS SOUTHFIELD ROAD





Sizes and dimensions are approximate, actual may vary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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