



## 1 Ambleside Close, Stone

£430,000 Freehold



Ideally located on the sought after Aston Lodge Estate with plenty of handy amenities close by as well as great local schools within walking distance. • This property really is one of a kind boasting FOUR double bedrooms all with integrated storage along with a generous master with its own en-suite. • Extended at the rear meaning that there is a stunning orangery for the entire family to enjoy with bi-folding doors that open out onto the Italian Stone patio. • Sitting proudly on a corner plot this wonderful four bedroom house is not to be missed! • Seamlessly blends style and convenience offering a fantastic open plan layout that works perfectly with modern family life. • This property also offers the advantage of an electric home car charger.





On the banks of Lake Windermere, you'll find the beautiful town of Ambleside with its breath taking scenery, surrounded by majestic mountains and serene lakes, but even better than that, on the edge of Aston Lodge you'll find this fabulous house in it's namesake... Ambleside Close! Sitting proudly on a superb corner plot this truly stunning family home is one that we know is sure to tick all of the boxes on your home-hunting wish list! This beautiful home caters perfectly to modern family life offering everything you will need and more! The ground floor comprises a spacious lounge to the front with walk-in bay window, gorgeous inglenook fireplace housing a cosy log burner and a set of double doors opening into the dinning room. To the rear is an open plan kitchen/dining/living space ideal for entertaining guest or for the family to socialise, offering plenty of handy cupboard storage space. Off the dining room is a superb orangery complete with Velux windows and bi-folding doors which open out on the Italian stone patio. This flexible space can be used to suit and is great in the summer months when you you want to create a seamless blend between indoor and outdoor living. To complete the ground floor is a must have W/C cloakroom and an integral garage to cater for all of your storage needs. Head up those wooden hills and you won't be disappointed with your findings... All four bedrooms are doubles and come complete with integral storage, the master bedroom is generous in size and has it's own ensuite shower room. A sleek and modern family bathroom then services the other bedrooms boasting a free standing bath tub for a luxurious finish. Externally, the south facing garden is split over two levels and offers space to sit out along with a lawned area and a low maintenance patio at the bottom with space for a shed. Situated on a fantastic corner plot with additional land to the side, meaning that there is potential to extend the garden boundary out further (subject to any necessary planning). The front elevation also boasts driveway parking and an EV charging point. The search is over as we have found your dream family home and it's right HERE on Ambleside Close! Contact our Stone office to arrange your viewing today.



Stunning family home in Ambleside Close, extended with modern open-plan living, 4 double bedrooms, and a beautiful south-facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR 92.28 sq. m.  
( 993.24 sq. ft. )



1ST FLOOR 63.85 sq. m.  
( 687.28 sq. ft. )



TOTAL FLOOR AREA : 156.13 sq. m. ( 1680.52 sq. ft. ) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The various, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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