



5 Gale Park, Ambleside  
£485,000







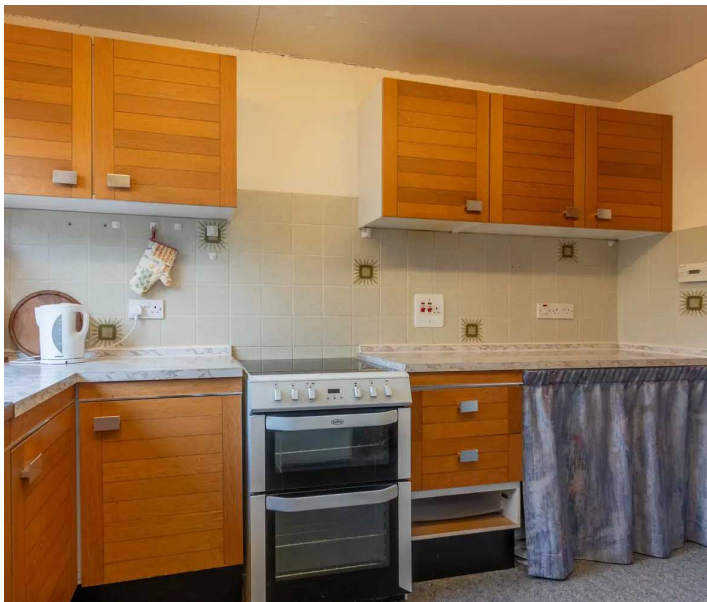
## 5 Gale Park

### Ambleside

A well presented detached bungalow with beautiful views located in a quiet and sought after residential area conveniently placed for the many amenities available in Ambleside, which include a variety of cafes, restaurants, shops and a cinema, to name a few. Ambleside has excellent bus services and offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

The accommodation briefly comprises an entrance hall which has laddered access to the loft which is well insulated, spacious and fully floored with the potential to be converted into another room, sitting/dining room, kitchen; two double bedrooms, bathroom, utility room and conservatory. The property benefits from double glazing and gas central heating.

Complementing the property are beautifully maintained gardens to the front and rear, a garage and off road parking.



- Double glazing and gas central heating
- Sitting/dining room
- Well maintained gardens
- Kitchen
- Desirable residential area
- Garage and parking
- Bathroom
- Utility room and conservatory
- Detached bungalow
- Two double bedrooms



## GROUND FLOOR

### ENTRANCE HALL

17' 9" x 4' 9" (5.42m x 1.46m)

Both max. Single glazed door, double glazed window, radiator, three built in cupboards with one housing hot water cylinder, laddered loft access to a well insulated, spacious & fully floored attic space with good lighting.

### SITTING ROOM

18' 1" x 14' 2" (5.50m x 4.33m)

Both max. Two double glazed windows, two radiators.

### KITCHEN

11' 2" x 8' 11" (3.41m x 2.71m)

Both max. Single glazed inner door, double glazed window, radiator, base and wall units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washing machine, tiled splashback.

### BEDROOM

10' 11" x 10' 2" (3.32m x 3.09m)

Both max. Double glazed window, radiator, built in wardrobe.

### BEDROOM

10' 10" x 9' 0" (3.30m x 2.74m)

Both max. Double glazed window, radiator, built in wardrobe.

### BATHROOM

6' 4" x 6' 0" (1.92m x 1.82m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over, fully tiled walls.

### CONSERVATORY

7' 1" x 6' 0" (2.17m x 1.83m)

Both max. Double glazed door to garden, double glazed windows.

### UTILITY ROOM

8' 6" x 5' 7" (2.60m x 1.69m)

Both max. Double glazed window, access by door to the front of the property, space for fridge freezer.









## OUTSIDE

A well kept enclosed garden to the rear which has gated access from the side of the property, having far reaching views offers patio seating areas, lawn, rockery features and well established shrubs and hedges. A shed is also included in the rear garden. The front garden has hedges on either side with a small gravelled area located on the left. Ample driveway parking.

## GARAGE

16' 33" x 7' 77" (4.98m x 2.37m) Up and over garage door, water supply, gas boiler, laddered access from the garage to a well insulated, spacious & fully floored attic space, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND E

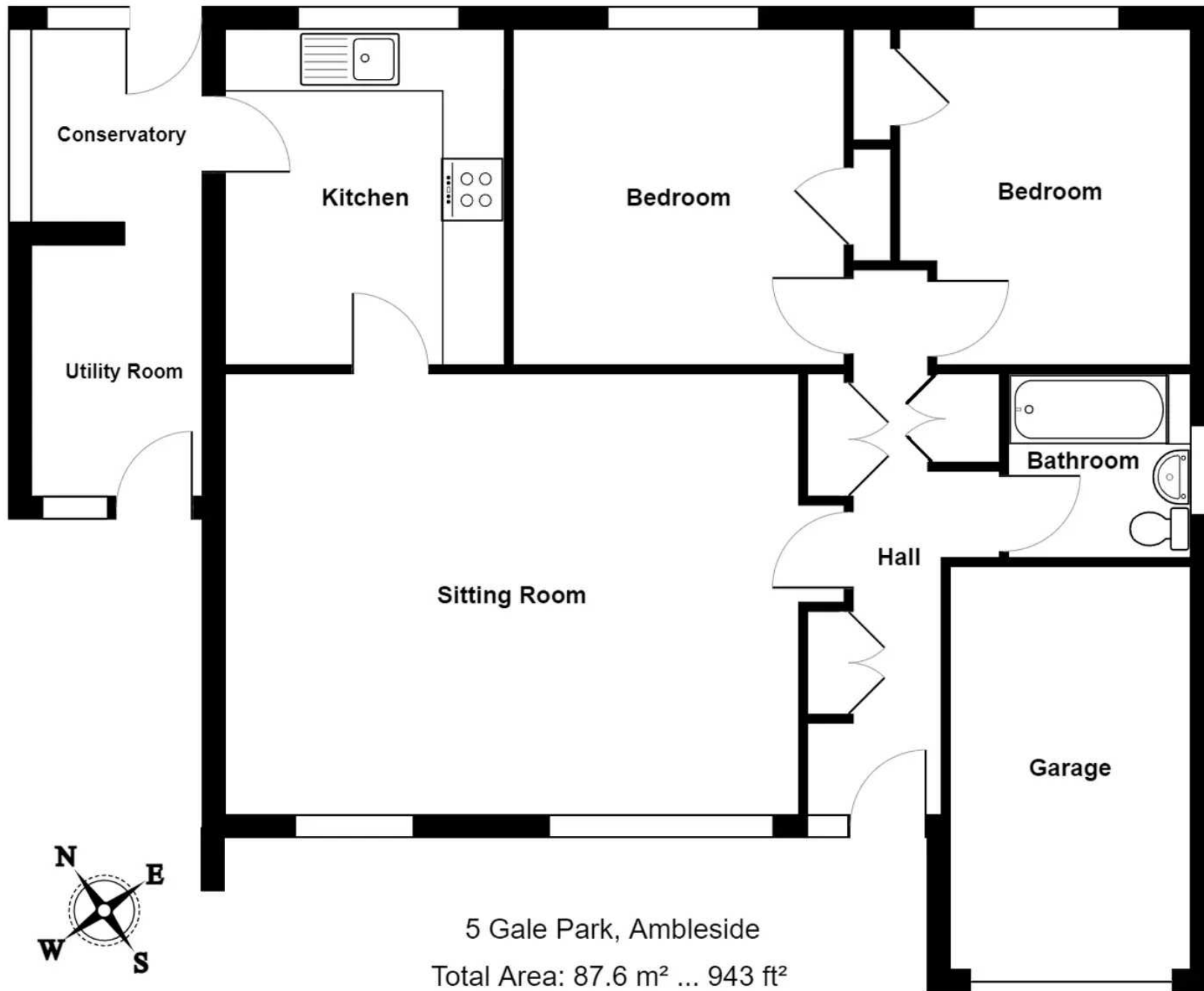
## TENURE: FREEHOLD

## DIRECTIONS

Upon entering Ambleside via the A591 merge on to Lake Road and turn right into Old Lake Road. Turn right onto Low Gale then immediately right again into Gale Rigg. Continue to bear right on Gale Park, follow the road to the end to find number 5 on the left.

**WHAT3WORDS:**hazel.bless.musically





5 Gale Park, Ambleside

Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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