



Windermere

£335,000

Cherry Tree Cottage, Park Road, Windermere, LA23 2DJ

Cherry Tree cottage is located in a private cul-de-sac between Oakthwaite Road and Nelson Road, making it a peaceful position, with a local convenience shop and Queens Park Recreational Ground just over the road, with eleven acres of parkland, this is an enviable position and the centre of Windermere village is less than 10 minutes level walk. Beautifully presented throughout and offering 3 bedrooms, modern kitchen and bathroom, this is a comfortable permanent residence or lucrative investment with off road parking and patio garden.

Quick Overview

- Pleasant position on private road
- Semi detached house
- 3 bedrooms
- Exceptional presentation throughout
- Sizeable dining kitchen
- 4 piece contemporary bathroom
- Successful holiday let
- Gas central heating and double glazing
- Close to the amenities of Windermere
- Ultrafast broadband available



3



1



1



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Ultrafast
available



Off road parking
for 2 vehicles

Property Reference: W6304



Living Room



Living Room



Kitchen area



Dining area

You will be pleasantly surprised at the presentation within this unassuming semi detached property. You are greeted by a light filled Living Room with dual aspect, which has a oak effect laminate floor, stairs to the first floor, gas stove set on marble hearth and double doors leading into the generous kitchen diner.

The contemporary kitchen diner has an excellent range of shaker style wall and base units incorporating built in appliances including slimline dishwasher, built in oven with 4 ring electric hob and concealed extractor over. The generous worksurface area is a cooks delight and has a resin double bowl sink unit with mixer tap and steel splashback. Recesses for fridge, freezer and washing machine. There is marble effect flooring, spotlights to ceiling, door to lean to store which is an excellent addition for boots, shoes, storage etc.

At first floor landing level there is access to the 2 bedrooms, study and bathroom. Bedroom 1 positioned at the front of the property has a side aspect and built in wardrobe. The adjacent 2nd bedroom is well lit with a velux rooflight and has a built in wardrobe (shared with Bedroom 1) and shelving. Beyond a sliding door is a 3rd bedroom suitable for guest room/home office again, this has a velux rooflight.

The superb luxurious bathroom offers a 4 piece suite to include a spa bath with shower attachment, separate shower cubicle, WC and vanity wash hand basin. To complete this room is a tiled floor, heated towel rail, de-misting mirrored cabinet, built in storage cupboard and velux rooflight. (a smart TV is located in the wall however covered over whilst let)

****N.B** A satelite dish is installed has connection to the Living Room, bathroom Smart TV and Bedroom 1

Externally there is a spacious parking area, bin store, mature borders and elevated patio area to the rear, perfect for relaxing on those sunny days.

Accommodation: (with approximate measurements)

Living Room 16' 7" x 10' 10" (5.05m x 3.3m)

Dining Kitchen 16' 8" x 9' 8" (5.08m x 2.95m)

Store

First Floor Landing

Bedroom 1 10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom 2 8' 5" x 8' 5" (2.57m x 2.57m)

Bedroom 3 7' 9" x 6' 2" (2.36m x 1.88m)

Bathroom 8' 1" x 6' 2" (2.46m x 1.88m)

Property Information:

Services: Mains water, mains gas, mains electricity and mains drainage.

Tenure: Freehold

Council Tax: Westmorland and Furness Council – Band C

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words and Directions: [///rooming.upon.renewals](https://www.what3words.com/rooming-upon-renewals)
Take Ellerthwaite Road opposite our office which continues straight-ahead as Whinfield Road. At the T-junction, bear right onto Park Road then right into Oakthwaite Lane, immediately after Oakthwaite Road (virtually opposite Windermere Convenience Store). Continue down the short lane - Cherry Tree Cottage is the first house on the left.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



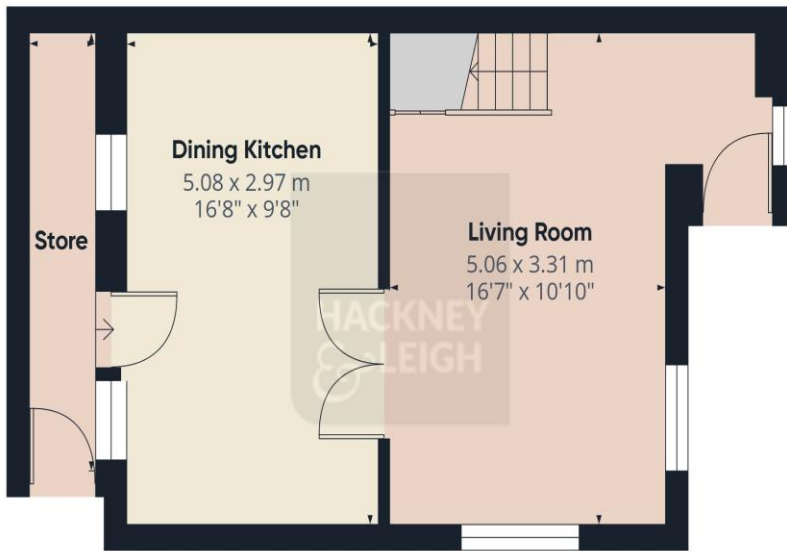
Bedroom 2



Bathroom



Patio



Floor 0

Approximate total area⁽¹⁾

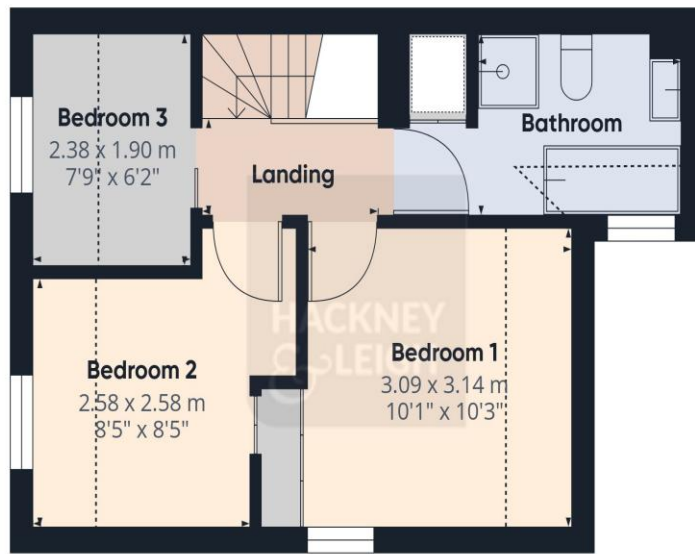
68.2 m²

733 ft²

Reduced headroom

6.8 m²

73 ft²



Floor 1

(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

A thought from the owners..."this has been a great house for the last 10 years. It is very quiet but conveniently situated for access to Windermere amenities"

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