



Ambleside

£625,000

April Cottage, 8 Loughrigg Meadow, Ambleside, Cumbria, LA22 0DZ

Immaculate, bright, stylish and spacious, this impressive 3 double bed roomed, 2 bathroomed detached bungalow is wonderfully placed in a quiet cul de sac just a short stroll from central Ambleside.

The accommodation also includes a wonderful bright and spacious lounge, separate dining room, a study, fabulous breakfast kitchen and useful utility room. Additionally there is plenty of driveway car parking, a garage and delightful well maintained landscaped gardens making this an ideal family home.

Quick Overview

- Perfectly presented detached bungalow
- Quiet cul de sac
- 3 double bedrooms and 2 bathrooms
- Breakfast kitchen, lounge, dining room and snug/office
- Convenient to the village centre amenities
- Beautifully maintained garden and patio
- Ideal family home
- Gas central heating
- Garage and driveway parking
- Ultrafast (1000mbps) Broadband Available*
- Fibris and Openreach networks –(Fibris Broadband currently)



3



2



3



C



Ultrafast
Broadband



Garage and
Driveway Parking

Property Reference: AM4076



Lounge



Lounge



Lounge



Dining Room

Description 8 Loughrigg Meadow may well be everyone's idea of a dream bungalow. The location is perfect - the head of a quiet little residential cul de sac boasting fell views from the front, and yet within strolling distance of the centre of pretty Ambleside. The accommodation is all on the ground floor and is bright and spacious.

Including 3 double bedrooms, two bathrooms (one being en suite) supplemented by a cloakroom, a sumptuous light and impressive lounge, dining room, study and kitchen. Additionally there is a garage, ample driveway parking and beautiful gardens to relax in.

Surely ticking every box for that perfect family home? - come and see for yourself.

Location Loughrigg Meadow is a residential cul-de-sac within strolling distance of Lake Windermere and pretty Ambleside where a variety of shops, cafes, highly regarded restaurants, traditional Lakeland inns and even a selection of cinema screens await. The village is also a gateway to numerous walking and cycling trails and places of interest, making it an ideal base for exploring the Lake District.

Property Overview This delightful bungalow offers exceptional and adaptable accommodation throughout, being immaculately presented this home is ready for new owners to move in and enjoy.

Entering via a light and airy dual aspect entrance porch having plenty of space for damp coats and muddy boots. The inner hall then leads to an elegant and spacious lounge where light floods in from the vaulted ceiling. Set within the chimney breast is a Stovax woodburner, ideal for those cooler evenings and just perfect for gathering with friends and family. This room is wired for surround sound entertainment, and a glazed external door leads directly to the garden patio area. The adjoining dining room is also perfect for family dining and entertaining, and the separate study/home office with fitted cupboards and shelving, an added bonus for those able to work from home.

The superb kitchen is part tiled, having contemporary wall and base units with complementary work surfaces, with a stainless steel sink and a half with drainer. Integrated Neff appliances include a gas hob with extractor over, electric double oven with microwave, fridge freezer and dishwasher. With lovely views to the rear garden and a heated ladder style radiator.

The kitchen is supplemented by a dedicated utility/cloak room. Part tiled and having fitted units with a Franke Belfast style sink, plumbing for an automatic washing machine, and provision for an automatic dryer. There is an external door to the garden.

The primary bedroom is wonderfully light and spacious and benefits from its own en suite shower room having the luxury of underfloor heating. With tiled walls and floor this four



Dining Room



Lounge



Kitchen



Study



Bedroom 3



Bedroom 2

piece suite comprises a walk in Aqualisa shower, wash hand basin set above a vanity style unit, WC and bidet. There is also a heated ladder style towel rail/radiator. The two other bedrooms are both spacious doubles and benefit from having integrated wardrobes.

The house bathroom has tiled walls and floor, and a three piece suite comprising a panel bath with Aqualisa shower over, wash hand basin and WC. There is a built in storage cupboard and a heated towel rail/ radiator. A separate cloakroom provides additional WC and wash basin facilities.

The garage has a new electric up and over door, and not one but two pedestrian doors. Housing the Worcester gas central heating boiler, whilst the mezzanine level provides additional useful storage space, and there are light and power points. There is additional parking space for two cars on the driveway.

The wrap around garden is both well stocked and maintained, with an area set to lawn, mature shrubs and a paved patio area - ideal for a barbecue if the weather allowed. There is plenty of garden for the growing family or for enjoying a relaxing retirement.

A superb opportunity whether you are seeking a family home, a quiet retirement bungalow or a peaceful weekend retreat - don't miss out.

Accommodation (with approximate dimensions)

Porch

Entrance Hall

Lounge 23' 1" x 20' 6" (7.04m x 6.25m)

Dining Room 15' 4" x 10' 1" (4.67m x 3.07m)

Kitchen 14' 9" x 9' 10" (4.50m x 3m)

Utility Room 9' 0" x 8' 7" (2.74m x 2.62m)

Study 9' 6" x 9' 0" (2.90m x 2.74m)

Bedroom 1 14' 6" x 12' 7" (4.42m x 3.84m)

Ensuite to Bedroom 1

Bedroom 2 10' 9" x 9' 11" (3.28m x 3.02m)

Bedroom 3 10' 11" x 9' 5" (3.35m x 2.87m)

Bathroom

Cloakroom

Garage 17' 10" x 12' 2" (5.44m x 3.71m)

Property Information



Bedroom 1



Bedroom 1



Patio



Front Garden



Side Elevation

Directions From our Ambleside office, head along the one-way system as though travelling towards Windermere. Continue along Lake Road, passing The White Lion Hotel and then the petrol station on your left. Take the next right onto Loughrigg Avenue, turning right onto Loughrigg Park at the end. Take the next left onto Loughrigg Meadow. 8 Loughrigg Meadow is situated on the left hand side at the head of this quiet cul-de-sac.

What3Words ///outdoor.dignitary.librarian

Services The property is connected to mains electricity, gas, water and drainage. Gas central heating, and double glazing.

Tenure Freehold.

Council Tax Westmorland and Furness District Council - Band F

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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

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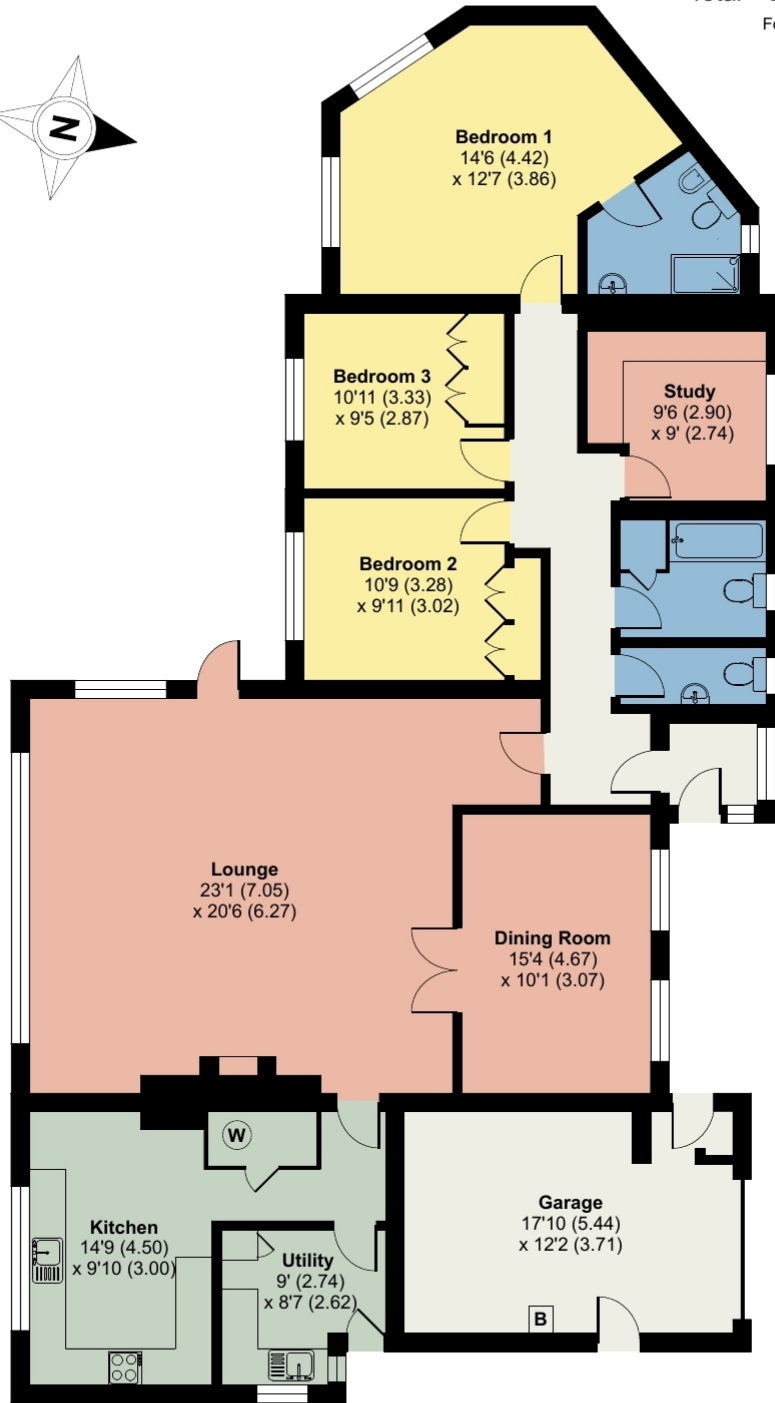
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Approximate Area = 1896 sq ft / 176.1 sq m

Garage = 218 sq ft / 20.2 sq m

Total = 2114 sq ft / 196.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1174205

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