



16 St Mary's Park

Windermere, LA23 1AZ

Guide Price £500,000

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Windermere

Number 16 is a spacious, 3 bedroom, link detached bungalow, located in a well regarded and peaceful position, in a quiet cul-de-sac, on St Mary's Park. The property offers a large sitting/dining room, fitted kitchen, family bathroom and three bedrooms, with a generous, gently sloping garden on three sides, a private driveway offering plenty of parking, an integral garage and additional undercroft storage.

Lived in and loved by the same family for the last 31 years, the property is now in need of some updating and modernization, ready for the next family to put their own stamp on it.

St Mary's church and health centre are within a couple of hundred yards and Booths supermarket, bus routes, rail station and the varied shops of Windermere village are within a few minutes' walk. An ideal retirement, family, or second home, with gas central heating and uPVC double glazed windows.





Accommodation

A short flight of steps leads up to the open-front entrance porch and the wooden glazed front door, leading into the entrance hall with a useful built in cloakroom and shoe cupboard, fitted with hanging rail and storage above.



Sitting room/dining room

A large, bright, sunny room with two picture windows offering lovely views of both the front and rear garden and an external door to the garden decking area. There is a dining area with plenty of space for a table and chairs and wall lights, two radiators and TV and telephone points.



Kitchen

Cleverly designed with a sliding door to make the most of this space and located off the dining area, this fitted kitchen offers a good range of wall and base units, ample work tops and tiled splash backs. There is a 4-ring gas hob and an electric oven with extractor fan over, a freestanding fridge, stainless steel sink with mixer taps and a window overlooking the front garden.



A glass panelled door from the sitting room leads into the inner hallway, which has access to the loft and airing cupboard.

Bedroom one

A spacious double room with a full wall of built in wardrobes offering excellent storage. There are two windows, one large picture window at the rear of the property and one to the side garden, making this room very light and bright with beautiful garden views. There are two wall lights and a radiator.

Bedroom two

A second double room, with a large window to the side garden of the property. Currently used as an office/guest room, there is a large built in storage cupboard and a radiator.



Garden room/bedroom three

At the other end of the bungalow, just to the side of the front door, you will find the garden room, a versatile room with a flat roof, which could be easily used as a third bedroom, dining room, or home office. There are corner, floor to ceiling windows and an external door to the decked area. There is a radiator and telephone point.



Bathroom

A delightful, retro style bathroom suite in lilac, comprising of a bath with electric shower over, hand basin and WC. The walls are fully tiled, there are two wall mounted mirrors, a radiator and a window with obscure glass.





Outside

The property sits on a generous, gently sloping and terraced plot which wraps around three sides of the house. The beautiful, mature garden is well stocked with shrubs, trees, hedges and lawned areas, with meandering gravel pathways, planted borders and even a small pond with the odd resident frog or two. The garden offers an abundance of colour throughout the year, with fabulous azaleas in the spring and masses of hydrangeas in the summer. Now a little overgrown and in need of some taming, there is potential to redesign to make it your ideal garden. Steps lead down the back of the property to the good sized, integral, single garage. There is plumbing for a washer, sink unit and wall mounted, newly installed gas boiler and access to the undercroft, providing useful extra storage space. A large up and over garage door gives access to the front of the property, where there is a large private drive, further gardens and a pretty seating area.

Services

All mains services connected. Gas central heating.



Internet speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

Located within a peaceful cul-de-sac in St Mary's Park, from Windermere proceed on the A591 towards Ambleside, turning left immediately after St Mary's church. Upon entering St Mary's Park, follow the road straight ahead until reaching the bend, where the entrance to the small cul de sac is on the left. Number 16 is the last property on the right hand side. What3words: ///hack.sunbeam.warms.

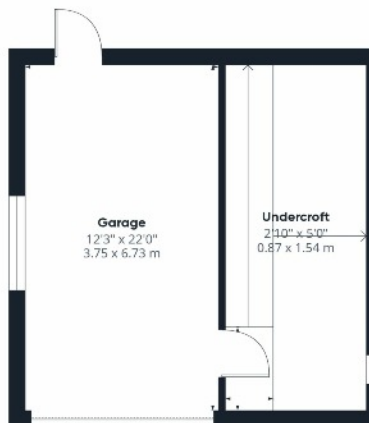
Tenure

Freehold

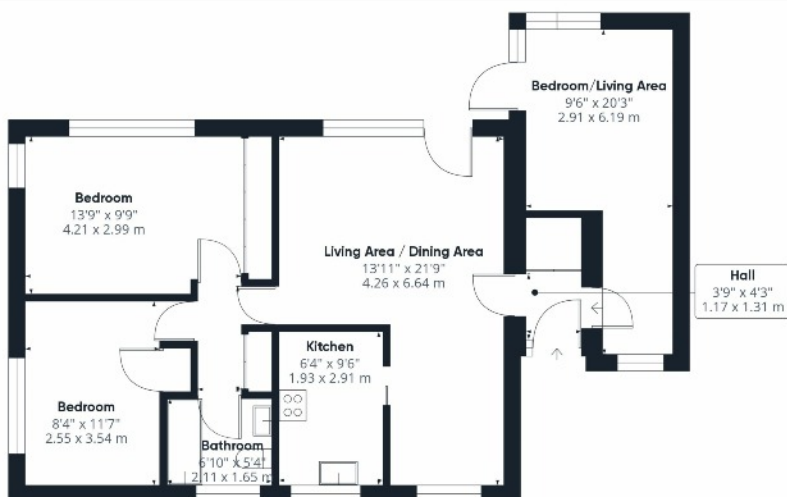
Council tax band

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Floor 0



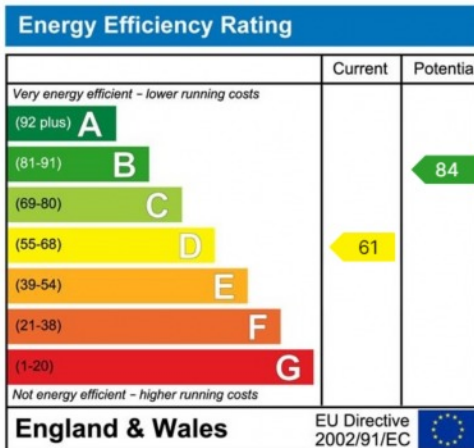
Floor 1

Approximate total area¹⁾
 1294.93 ft²
 120.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

