



# 11 Annisgarth Park

Windermere, LA23 2HX

Price £585,000

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## Windermere

Opportunity to purchase a modern detached two bedroom bungalow in a highly desirable area backing onto open countryside. This spacious bungalow has a generous reception hall, an open plan lounge/diner with log burner and UPVC double glazed French doors leading out to the front lawned garden and a good size modern and well equipped shaker style kitchen with integrated appliances with access to the side patio. There are two double bedrooms, both with French doors out to the rear garden, one bedroom with an en-suite shower room and a separate three piece family bathroom. Externally the property boasts a neatly maintained landscaped garden to both front and rear aspects and an extensive patio to the side. The driveway will accommodate two to three cars and there is an attached single garage with electric roller door.

Annisgarth Park is situated on the edge of the village between Windermere and Bowness within easy walking distance of a range of shops, restaurants, schools and transport links and one of the best features of this property is it's semi-rural location with National Trust woodland directly behind the bungalow and a footpath from the back garden connecting to open country walks over Matson Ground to School Knott and Brant Fell and the Dalesway.





### Accommodation

PVC double glazed door with glazed side panel windows leads into

### Hallway

Light and airy entrance hallway with engineered wood flooring, loft access and airing cupboard.

### Open Plan Living/Dining Room

Spacious combined living and dining room with wood flooring, inset log burner set on a slate hearth. To the front aspect there is both a full height PVC window and a set of PVC double glazed French doors providing access to the front lawn. This splendid light living space offers ample space for a sitting area and a family dining area.

French Doors Opening into

### Kitchen

A modern fitted shaker kitchen with a range of wall, drawer and base units incorporating an integrated fridge, freezer, slim line dishwasher and washing machine. There is a four ring gas hob, electric oven and inset circular stainless sink unit complemented by laminate worktops. The flooring is tiled and there is splash back tiling which compliments the kitchen units. A fully glazed door and window over the sink look out to the side of the bungalow and onto a large patio area.



### Bedroom One

A good size double master bedroom with French doors leading into the rear garden and taking in the views of the woodland countryside beyond. Fitted with carpets there is ample space for wardrobes and bedroom furniture.

### En-Suite Shower Room

A fully tiled modern shower room comprises a shower cubicle with chrome shower attachment, vanity wash basin with storage under and WC. Heated towel rail extractor fan and frosted PVC window fitted with blind.

### Bedroom Two

A generous second double bedroom fitted with carpets and enjoying French doors leading into the rear garden and views of the woodland beyond.

### Bathroom

Fully tiled bathroom with three piece family suite comprising paneled bath with glazed screen with shower unit over, WC and vanity washbasin with two storage draws below. Heated towel rail, extractor fan and frosted window fitted with a blind.





### Outside

Well maintained and landscaped gardens providing plenty of space to sit and enjoy the peaceful location. At the front is a lawn garden area with a gate providing access to an extensive patio down one side. Following around from the patio is the rear lawn with mature planted borders and a gate providing access to the Matson Ground woodland and public foot path. There is a garage attached to the bungalow with an electric roller door and a window at the rear and a driveway which would easily accommodate two to three cars.

### Services

All mains services connected. Gas fired central heating.

### Council Tax Band

E

### Tenure

Freehold

### Directions

From our Windermere office follow the Lake Road heading towards Bowness, approaching the Police Station take a left turn into Craig Walk. Continue up Craig Walk to the top of the brow turning left into Annisgarth Drive, follow the road along until you reach the T junction, take the left turn on to Annisgarth Park, follow the road up the hill and at the next T-Junction take another left and follow it around to the right and the bungalow is located in the far-right hand side.

### Internet Speed

Superfast speed of 62 Mbps download and for uploading 14 Mbps as per Ofcom website.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.