



21 Windermere Park

Windermere, LA23 2NB

Guide Price £375,000

21 Windermere Park

Windermere

A rare opportunity to purchase a detached bungalow situated in the sought after Windermere Park Estate. Surrounded by generous garden, this spacious detached property has well-proportioned accommodation including two bedrooms, house bathroom, lounge diner, kitchen and garage. There is also a good size driveway to the front with parking for two to three vehicles. The property now requires a scheme of renovation but does benefit from double glazed windows and gas central heating installed. This extremely popular location and attractive proposition will appeal to a wide range of buyers ideally as a comfortable family home or retirement property.

Located in the sought after area of Windermere Park being a well-regarded residential address of detached houses and bungalows only a ten minute walk from the shops, restaurants, schools and amenities of both Windermere and Bowness villages with a bus stop at the end of the road providing links around the Lake District. Number 21 is located on a quiet cul-de-sac in Windermere Park with convenient public footpaths and pleasant walks close by across open countryside to Brantfell, Matson Ground, School Knott and Post Knott and down to Windermere Village.



Accommodation

Steps lead up into the property

Porch

Sliding doors lead into a porch, great area for storing muddy boots and for hanging coats.



Living Room

A spacious room with a large window looking out to the communal grass area and a side window. There are 2 radiators, serving hatch into the kitchen and wall lights.



Kitchen

Located at the front of the property with a window offering a pleasant outlook in addition to the side window. A range of wall and base units, partially tiled walls, and a radiator. There is a free standing gas cooker, space for an under counter fridge and washing machine and there is a stainless steel sink unit and draining board.

Hallway

External door from the side of the property leads into the hallway, offering access to all rooms and storage cupboards and an airing cupboard.

Bedroom One

A good size double room with window and external door leading out to a balcony, with railing around. Fitted wardrobe with double doors with hanging space and shelving. Radiator.

Bedroom Two

Double room with open cupboard with hanging rail, window and radiator.



Bathroom

A spacious bathroom with a white suite comprising of a shower cubical, WC and pedestal hand basin. 2 radiators, a large window tiled floor and partially tiled walls.



Outside

To the front of the property there is a single garage attached to next doors garage, it has a high apex ceiling and has lights, power and a cold-water tap. There is parking for two or three vehicles. To the rear of the property is very low maintenance with paths and graveled areas with a boundary fence.

Tenure

Freehold. The maintenance of the communal green/open areas on the Windermere Park estate is managed by the Windermere Park Residents Association, there is an annual charge for this which currently stands at £150 which is reviewed annually in October.

Services

All mains services connected. Gas fired central heating.

Council Tax Band

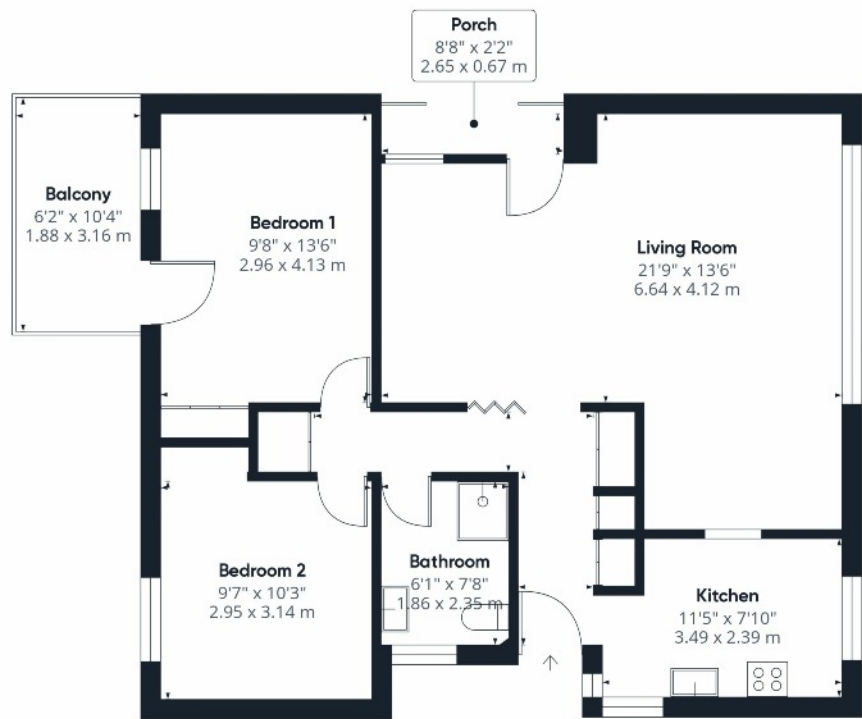
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Internet Speed

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

Directions

From our Windermere office in Ellerthwaite Square, follow the New/Lake Road in the direction of Bowness. At the Police Station take a left turn onto Craig Walk and proceed up the hill taking the next left onto Meadow Road, follow along Meadow Road and take the first left hand turning into Windermere Park. No. 21 is approximately 100 yards on the left hand side.



Floor 0 Building 1



Floor 0 Building 2



Approximate total areaⁱⁱⁱ
1857.3 ft²
172.55 m²

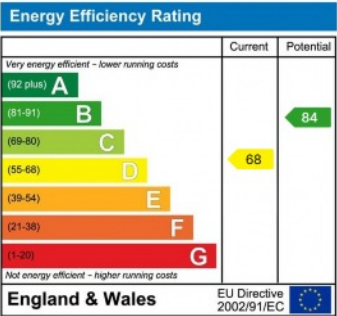
Balconies and terraces
127.88 ft²
11.88 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.