



# 72 Windermere Park

Windermere, Cumbria, LA23 2ND

Guide Price £625,000

# 72 Windermere Park

Windermere, Cumbria

A beautifully presented 3 bedroomed detached bungalow, with Lakeland fell views, in a very desirable location close to both Windermere and Bowness villages and all the amenities they have to offer. The property benefits from a single integral garage and off road parking for 2 cars on the driveway with low maintenance gardens. The accommodation includes lounge, dining kitchen with extension, bathroom, and designed as a 3 bedroom bungalow with splendid views of the Lakeland fell tops.

Located in the sought after area of Windermere Park Estate being a well-regarded residential address of modern detached houses and bungalows only a ten minute walk from the shops, restaurants and amenities of both Windermere and Bowness villages with bus stop at the end of the road providing links around the Lake District. No.72 is located to far end of Windermere Park with a convenient public footpath close by enjoying pleasant walks across open countryside to School Knott and Post Knott.







### Accommodation

Main entrance is to the side of property with UPVC glazed entrance porch with tiled vestibule leading into:

### Hallway

Spacious central hallway with wooden floor, a radiator and cloaks cupboard with hanging rail and shelf above. There is also the loft hatch access.

### Breakfast Kitchen

Comfortable fitted kitchen with a window to the rear overlooking the garden with the Lakeland Fells in the background. Ample space for a breakfast table, fitted modern wall and base units in cream to three sides with integrated Smeg induction hob with extractor fan over, Neff oven and grill, stainless steel sink unit. Tiled flooring and two radiators. There is an external sliding patio door leading outside onto the terrace area.

### Sitting room

Large light spacious sitting room with two large windows overlooking the garden with the Langdale Fells in the distance. There is a log burner, a wooden floor, and a radiator.





### Bedroom one

Good size double bedroom with large window over looking the front garden. There is an ensuite with shower, WC and hand basin, fully tiled floor and walls and a ladder style radiator.

### Bedroom two

Second double bedroom with built in wardrobes in oak. There is a large window with pleasant aspect overlooking the front garden.

### Bedroom Three

Comfortable single bedroom with a window at the side of the property, currently used as an office space.

### Bathroom

Family bathroom with a three-piece white suite comprising of WC, washbasin with vanity unit and bath with shower over. Fully tiled walls and floor, spotlights and ladder style radiator.







### Garage

From the porch a door leads into single garage with an electric up and over door. Window, Vaillant wall mounted gas boiler, electric meter, plumbing for washing machine and a separate fridge freezer

### Outside

To the front of the property is a driveway with parking for two vehicles, the front garden is easily maintained with shrub bed borders to the rear of the garden is a generous level garden with a range of established shrubs, small pond, paved terrace area, rockery full of Alpine plants and a level lawn. Timber storage shed with a graveled area to the side for easy low maintenance.

### Services

Mains water, drainage, gas and electric. Gas fired central heating to radiators.

### Tenure

Freehold

### Council tax band

E

### Internet speeds

Superfast speed of 49 Mbps download and for uploading 8 Mbps as per Ofcom website available.

### Directions

Situated within the popular residential area of Windermere Park. From Windermere village centre turn onto Broad Street, turn right at the 'T' junction and first left onto Park Road. Follow along the road, and up into Windermere Park'. Take the first left and continue along where 72 can be find a short way along on the right.





Approximate total area<sup>11</sup>

1177.46 ft<sup>2</sup>  
109.39 m<sup>2</sup>

Balconies and terraces

244.88 ft<sup>2</sup>  
22.75 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.