



21 St Mary's Park

Windermere, Cumbria, LA23 1AY

Guide Price £725,000

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An opportunity has arisen to purchase a detached, beautifully presented 4 bedroom bungalow located in the well regarded area of St Mary's Park. This well-proportioned bungalow occupies a generous neatly landscaped garden plot with plenty of parking and a double garage. This is a very comfortable and well-designed detached bungalow which has been refurbished and upgraded over the years by the current vendors. The bungalow offers level living and has a large fabulous open plan living/dining area including a lounge with a gas log effect fire, kitchen with utility area and a conservatory. Four double bedrooms, one with en suite, family bathroom and shower room. The generous private gardens surround the property and are a delightful feature, well positioned to get the sun all through the day and there is plenty of off-road parking together with a garage.

St Mary's Park is a well-established and sought after residential area. The property is in an ideal, peaceful position in a quiet cul-de-sac with a lovely sunny aspect and with a good sized, sheltered rear garden. 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



Accommodation

A step leads up to the front entrance with UPVC double glazed front door, with glass panels either side leading into an entrance hall.

Hallway

A central hallway with laminate flooring, radiator and a built-in cloaks cupboard with a hanging rail and shelf above.



Bedroom 4

Just off the hallway you will find a good size double bedroom, with a "Jack & Jill shower". Currently used as an office this room offers both versatility and flexibility to create a space for your needs. located at the front of the property.



Kitchen

Fitted kitchen includes a range of wall and base units finished with laminate worktops and fitted with a range of built in appliances including electric oven and gas hob, with extractor over. There is a free-standing dishwasher, and a very useful breakfast bar and a roof light ensuring the room has plenty of natural light. A UPVC double glazed window to the rear and entrance door which leads out to the garden. There is an archway that leads to the utility/rear porch which has plumbing and space for a washing machine, dryer and a freestanding fridge freezer. There is also the boiler cupboard housing the wall mounted gas boiler. From here, there is access into the "jack and jill" style shower room, which is shared with bedroom 4.



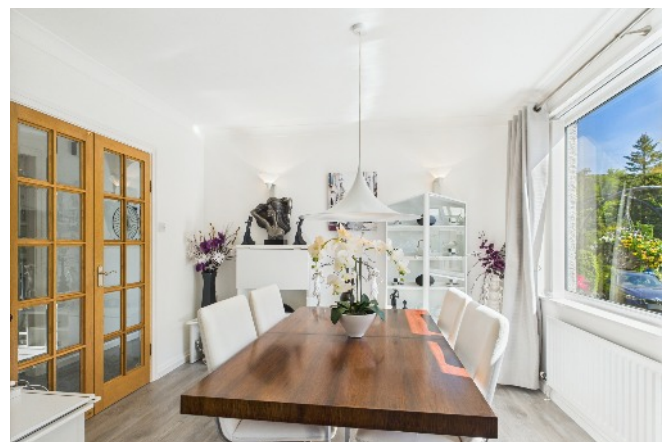
Shower Room.

Fully tiled with a window, with a shower cubical with electric shower, pedestal hand basin and WC. There is a ladder style radiator and an extractor fan.



Lounge/Diner.

A spacious open plan L-shaped room with down lights. There is a comfortable sitting room with floor to ceiling sliding patio doors out to the garden. A log effect gas fire sits central in the room. Ample space for a family sized dining table, with double glazed doors out into the hallway and a window overlooking the front of the property. Double doors out of the lounge area lead into the conservatory.





Conservatory

Step down into the conservatory, with a pitched roof and a tiled floor. A wall mounted electric heater making this room useable throughout the seasons. Sliding patio doors lead out to the garden.

Inner Hallway

A glazed door from the lounge leads into the Inner hallway with laminate flooring and a radiator and gives access to three bedrooms and family bathroom. There are two large storage cupboards and loft access.

Family bathroom

A light and airy fully tiled bathroom with a Jacuzzi bath, wall mounted sink and WC. There is a radiator and a very useful storage cupboard.



Bedroom 1

A double room with laminate flooring and a large window overlooking the garden. There are two fitted wardrobes with sliding doors offering ample storage with shelves, drawers and hanging rails. There is a fully tiled en suite with a shower cubical, pedestal hand basin and WC. There is also a fitted dressing table unit, offering additional storage and drawers.

Bedroom 2

A further double room with laminate flooring and a range of fitted wardrobes with sliding doors with mirrors. A radiator and a window with pleasant views over the garden.

Bedroom 3

A double sized room with laminate flooring, currently used as a dressing room. There is a window overlooking the garden and a radiator.





Outside

Delightful low maintenance gardens surround this property. Predominantly lawned areas with cleverly planted shrub and rockery areas designed to create colour, and interest all year round including, Acers, Whisteria, Camellias and Rhododendrons. Mature trees border the property at the rear offering a woodland back drop. South facing, so there are several different sitting out areas including a large terrace area off the sitting room and a further one off the kitchen to make the most of the sun from early in the morning to last thing at night. For the keen gardener there is a greenhouse with a sliding door. Hidden away at the bottom of the garden is a wildlife pond area with a wooden bridge over. To the front of the property is a driveway with parking for several cars and a double garage with light and power and an up and over door.

Tenure

Freehold

Services

All Mains connected; Gas central heating.

Council Tax band

F

Internet Speed

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

Directions

From our Windermere office head back through the village on Main Road, continuing to the junction with A591. Turn left and continue for approximately 250yds and turn left after St Mary's Church onto St Marys Park. Take the first right turn into the cul-de-sac and the property can be found at the bottom of the cul-de-sac on the right-hand side.



Ellerthwaite Square, Windermere LA23 1DU

T 015394 47717

e sales@matthewsbenjamin.co.uk



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Approximate total area¹⁾

1709 ft²
158.7 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	70	82
England & Wales		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.

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