



# 1 Windermere Park

Windermere, Cumbria, LA23 2NB

Guide Price £675,000

# 1 Windermere Park

Windermere, Cumbria

1 Windermere Park is a large, detached property, located in the popular and 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. No. 1 occupies one of the slightly elevated plots with good far reaching views of Lake Windermere and the mountain ranges of Conistown Old Man, The Langdales and Crinkle Craggs, to name but a few.

This large detached house is on three split levels altogether and offers lots of potential and scope to develop into an attractive family home with spacious and versatile accommodation. Currently the property offers 3 bedrooms, and a snug; open plan mezzanine living room with balcony, attractive fitted kitchen, dining room, two bathrooms, and integral single garage. Together with all this space is a well-kept garden to the rear with paved patio area, driveway to the front with parking for two vehicles and beautiful views from the main reception rooms to the Lakeland fells. This sought after location and attractive proposition will attract a wide range of buyers ideally as comfortable family home with UPVC double glazing throughout and gas central heating.





## Accommodation

### Entrance Hall

Entrance threshold with glazed entrance door, and floor to ceiling glazed side panel, plenty of cloak space, radiator.

### Downstairs cloak room

With WC, pedestal wash basin, radiator and UPVC window.

### Dining room

Open plan dining area with ample space for large family table, built in storage open units to one side, and a window out to the side of the property.



### Kitchen

Good size fitted kitchen with range of wall and base units and plenty of laminate work surfaces incorporating a black double sink unit with drainer in front of a UPVC window. There is a Bosh electric 4 ring hob with extractor fan over, space and plumbing for dishwasher and space for an under-counter fridge and freezer. An external door leads out to the side of the property.



### Living room

Steps lead up from the dining area to a fantastic mezzanine living area with high vaulted pine ceilings, central fireplace, large full pane windows to the front and two small side windows making this an excellent bright and vibrant living space with views of the lake and many Lakeland Fells including Coniston Old Man, The Langdales and Crinkle Craggs to name but a few. TV and telephone points and extended ceiling lights. Door to side leads into



### Snug

Excellent versatile room, currently used as a snug but would lend itself to a home office, additional bedroom or TV room separate from the open plan living area with views towards The Langdales & Crinkle Crag mountains ranges.







Short flight of stairs in dining leads down to hallway

### Hallway

With built in airing cupboard

### Bedroom 1

Double bedroom with large UPVC side window, and two further windows. A range of built in wardrobes, radiator. TV point.

### Bedroom 2

Good size double bedroom, currently used as a twin room with fitted wardrobes, UPVC window overlooking the rear garden. An en-suite bathroom comprising of a grey suite with a shower over the bath, WC and basin with built in storage units and a Velux window.

### Bedroom 3

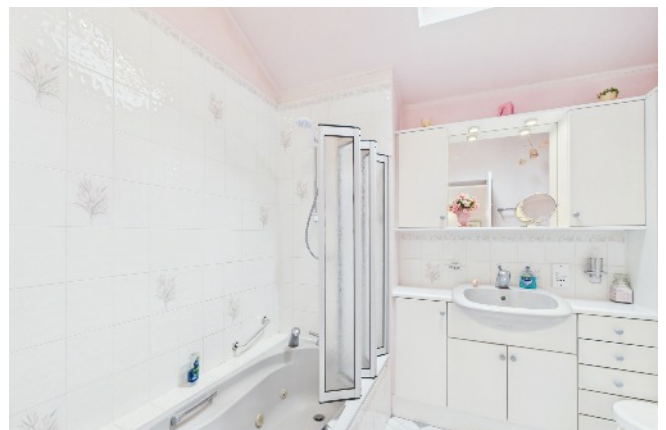
Comfortable single bedroom with large UPVC window overlooking the garden, radiator, and a fitted wardrobe.

### Bathroom

A modern bathroom, fully tiled comprising of a bath with shower over and a glass screen, WC with a storage drawer underneath, ladder style chrome radiator, shaving points and UPVC obscure glazed window at the side of the property.

### Garage

Leading off the ground floor entrance hall is an internal door into garage with double electric roller door, UPVC side window.







### Outside

Excellent paved driveway with space for several vehicles leading to front of the property bordered one side and the front by lawns and established shrubs and trees. To the rear of the property is a level garden area with patio sitting area, neatly kept lawns bordered by range of large shrubs. There is a storage shed in the rear garden and a coal bunker to one side, with steps either side of the property.

### Tenure

Freehold.

The maintenance of the communal private grass areas for Windermere Park is managed by Matthews Benjamin Lettings on behalf of Windermere Park Residents Association; there is an annual charge for this which currently stands at £150.

### Services

All mains services connected

### Council Tax band

F

### Internet speeds

Ultrafast speed of 1800 Mbps download and for uploading 220 Mbps as per Ofcom website available.

### Directions

From our Windermere office in Ellerthwaite Square cross the road and take Ellerthwaite Road, follow the road to the recreational field at Queens Park, at the T-junction take a right turn and continue up Park Road and over the rise into Windermere Park, take the first right into the cul-desac and the property is the first property on the left





Approximate total area<sup>10</sup>  
1518 ft<sup>2</sup>  
141.1 m<sup>2</sup>

Balconies and terraces  
79 ft<sup>2</sup>  
7.3 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	43	72
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.