



Woodland Close

£300,000

5 Woodland Close, Windermere, LA23 2AD

5 Woodland Close is a deceptively spacious, mid-terrace property in a central, accessible part of Windermere village, close to amenities, shops and cafes as well as bus and train links. The property benefits from a private rear garden, permit parking, and a well maintained interior.

Quick Overview

- 3 bedroom, mid-terrace house
- Modern fitted kitchen
- Convenient for village amenities
- Cul-de-sac position
- Enclosed rear patio and garden
- Gas Central Heating and UPVC Double Glazing
- Ideal permanent residence or second home
- Easily managed home in good order
- On road parking permits
- Ultrafast broadband available



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Ultrafast
available



On road permit
parking

Property Reference: W6367



Living/dining room



Living/dining room



Kitchen



Bedroom 1

From the front door, the bright entrance hall has terracotta tiled floor and is perfect for storage of coats and shoes.

The living room to the left has a dual aspect, featuring a large picture window with an outlook to the front of the property and patio doors to the rear garden. This room boasts ample space for furnishings, and has a focal point fireplace with a wooden mantel and marble surround. The dining area has space for a table and this whole space is wonderfully light and airy.

The kitchen adjoining has white modern wood effect units and worktops with slate effect flooring. Tiled splashbacks add colour behind the sink and Bosch hob with a concealed extractor hood is also fitted with oven beneath. A plinth heater is fitted and there is a concealed cupboard for storage which extends beneath the stairs. Plumbing for a washing machine is in place and an integrated Bosch fridge and freezer are fitted. Window and stable door to the rear.

Upstairs there is bedroom 1, a double, which comes equipped with wardrobes and a rooftop outlook. An airing cupboard contains the Worcester Bosch boiler and storage possibilities. Bedroom 2 is currently an additional reception area with an outlook to Orrest Head and space for a double bed. Bedroom 3 is currently used as an office, but can house a single bed and has an outlook over the front of the property.

The bathroom has a laminate floor, panelled bath with electric shower over, extractor fan, WC and wash hand basin. There is colourful tiling to walls, towel rail and window to rear.

The front garden comprises flower borders and loose chippings, for an attractive and well kept appearance. To the rear is the cottage style garden, accessible from the rear gate, kitchen and dining area door. The gate provides a right of access along the terrace. The garden is mature, well stocked and features a patio for enjoying outdoor dining and a shed for additional storage.

This property offers its next owner a central location, but still in a peaceful setting. With local supermarkets a stone's throw away, this property offers convenience. Don't miss the opportunity to make this property yours, book a viewing today.

Entrance hallway

Living/dining room: 2.42 x 7.41m (7'11" x 24'3")

Kitchen: 2.45 x 3.17m (8'0" x 10'4")

Cupboard/pantry

Stairs to first floor

Bedroom 1: 2.91 x 3.96m (9'6" x 12'11")

Bedroom 2: 2.90 x 2.76m (9'6" x 9'0")

Bedroom 3: 2.04 x 2.56m (6'8" x 8'4")

Bathroom

Property information:

Council tax: Westmorland and Furness Band: C

Energy performance certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Services: Mains gas, electricity, water, drainage. Gas central heating.

Tenure: Freehold.

What 3 Words and Directions: ///jetliner.speedily.script.

From Crescent road, continue past the crossing and take the first right onto Broad Street. At the end of Broad Street, take a left, and then the first right onto Woodland Close. No. 5 is the 5th house on the left.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



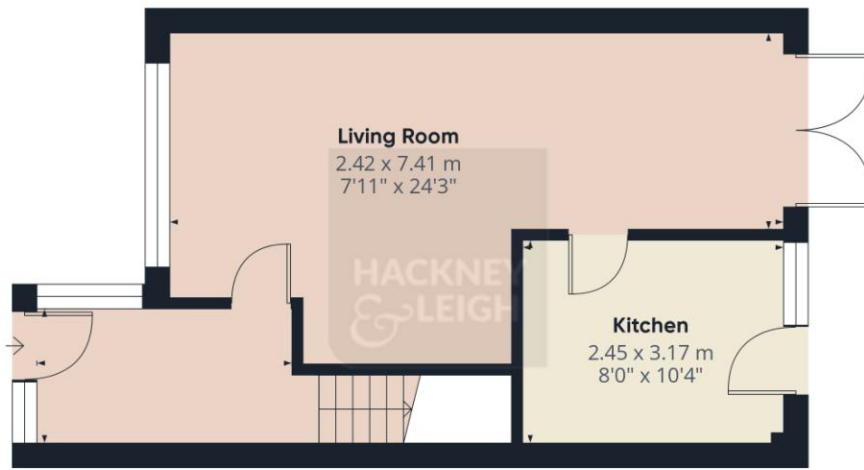
Bedroom 3



Bathroom



Rear garden



Approximate total area⁽¹⁾
73.1 m²
787 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners: We have really valued the peacefulness and privacy of the secluded location combined with the close proximity to Windermere centre.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/04/2026.