



9 St Mary's Park

Windermere, Cumbria, LA23 1AY

Guide Price £725,000

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Windermere

A rare opportunity has arisen to purchase a detached, beautifully presented 4 bedroom house located in the well regarded area of St Mary's Park. This well proportioned house occupies flat, landscaped and manageable gardens to both front and rear along with a paved driveway offering parking for several vehicles. The house is a very comfortable and well designed detached house which has been extended, modernised and finished with quality fixtures and fittings. In recent years the property has had a new roof and new driveway. The accommodation briefly comprises of a lounge, kitchen/diner with sun room, utility room and a large double en-suite bedroom to the ground floor. There are three bedrooms, one with en-suite and a family bathroom on the first floor. This property will suit a wide range of buyer's ideal as a retirement property, family home or easily manageable holiday home situated in convenient yet quiet location close to Windermere village and all its amenities. 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

UPVC front door with glass panels either side leading into:

Hallway

A generous hallway with under floor heating and stairs leading up to the first floor. There is a large under stairs storage cupboard in addition to a double door cloaks cupboard complete with a hanging rail.

Sitting Room

A comfortable lounge area with dual aspect to both the front and side of the property. There is a gas effect modern stove sat on a slate hearth, with a marble surround which gives the room a cosy feel



Kitchen/Diner/Sunroom

A beautifully designed open plan living space with a modern kitchen to one end which has contemporary cream wall and base units complemented with shiny black granite work tops. Appliances include four ring electric induction hob, double oven with extractor and integral dishwasher. A window over the double sink looks out into the garden. There is ample space to accommodate a family sized dining table. The room seamlessly leads round to a light and bright sun room which is an extension to the original house and offers a sunny place to sit and relax. There is a large window in addition to two Velux windows in the vaulted roof and double French doors which open out to the garden. This family living space has a black tiled floor and under floor heating throughout the area with an exception to the garden room end.



Utility Room

A great utility space with a range of wall and base units and a sink. There is space for a washer and dryer and has a black tiled floor with under floor heating. There is a window and external door to the rear garden and access to a small loft storage area. The boiler is in a cupboard in this area.

Located off the hallway there is a large double en-suite bedroom.



Bedroom 4

Located at the front of the property the bedroom is a good size and has a range of fitted bedroom furniture including two double wardrobes and a dressing table with drawers. There is under floor heating to this room.



En Suite

A modern, fully tiled three-piece en-suite with a walk in shower with glass screen and rain shower head. Vanity wash hand basin and WC. There is a window and a heated towel rail and under floor heating to this room.



Stairs lead up to the first floor landing.

Landing

There is a square landing with rooms leading off and an access hatch to the loft. There is a large picture window on the stairs flooding this area with natural light.



Bedroom 1

A good sized double bedroom with en-suite. There is a range of modern fitted furniture including two double wardrobes, dressing table and drawers. Two windows overlooking the rear of the property and a radiator.



En Suite

A large modern en suite fully tiled with under floor heating. There is a walk in shower unit, with a sliding glass door, hand basin and WC. There is a wall mounted heated towel rail and a window with obscure glass.



Bedroom 2

A double bedroom on the side of the property with a radiator.



Bedroom 3

A small double bedroom located at the front of the property with a window overlooking the garden and a radiator.



Bathroom

A contemporary and modern family bathroom with a three-piece suite comprising of a bath with a shower over, hand basin and WC. Fully tiled to both walls and floor, with a large, mounted wall mirror and a heated towel rail.





Outside

There is a level newly laid driveway to the front of the house giving parking for several vehicles. Front and rear gardens are both landscaped with a combination of planted stone raised beds and well-established borders of shrubs and bushes, with easy to maintain gravel pathways. To the rear of the property there are two patio areas and a garden shed.

Services

All main services are connected. Gas fired central heating.

Tenure

Freehold

Council Tax Band

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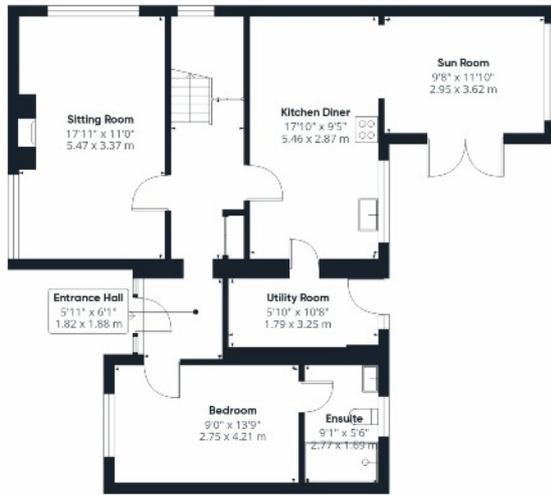
Broadband Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

From the Windermere office, head back through the village on Main Road and up to the main road junction, turn left (A591) and continue for approx. 250 yards and turn left after the church on to St Marys Park. Take the first right turn and the house is on the right hand side half way down.





Floor 0



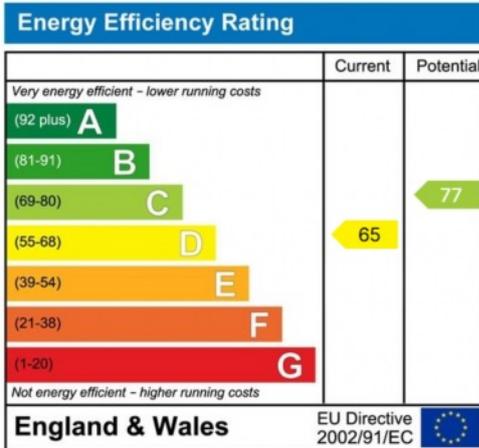
Floor 1

Approximate total area⁽¹⁾
 1304 ft²
 120.9 m²

(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.

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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.