MATTHEWS BENJAMIN

84 Windermere Park

Windermere, LA23 2ND

Guide Price £575,000

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84 Windermere Park is a substantial detached property built in the 70's and situated within the highly sought-after Windermere Park Estate, a well-established residential development of modern detached homes and bungalows. Ideally positioned just a ten-minute walk from the shops, cafés, restaurants and amenities of both Windermere and Bowness villages, the property enjoys an enviable location. Occupying a generous plot on the edge of the estate, No. 84 benefits from a west-facing balcony with delightful views towards the Lakeland fells. Predominantly arranged over one level, this spacious detached home offers excellent potential to modernise and create an impressive family residence. The versatile accommodation currently comprises three bedrooms, a spacious sitting room, an attractive fitted kitchen, a family bathroom with separate shower cubicle, and a double garage.

Surrounded by well-maintained gardens, the property also benefits from a large driveway providing ample parking. With UPVC double glazing throughout and electric storage heating, this attractive home is ideally suited to purchasers seeking a comfortable family home or a second home in a prime residential location.

Accommodation
Steps rise from the driveway to the glazed entrance door, opening into an entrance area with a range of fitted cupboards providing excellent cloak and storage space. A further short flight of steps leads into the spacious central hallway.

Hallway
The hallway forms the heart of the home, providing access to all principal rooms. There is loft access, an airing cupboard with shelving, and an additional storage cupboard.

Kitchen
A bright and welcoming kitchen fitted with an excellent range of beech-effect wall and base units complemented by coordinating laminate worktops. Included in the sale are the freestanding electric cooker, fridge freezer and washing machine. A breakfast bar provides a sociable dining space, ideal for casual meals or morning coffee. A stainless-steel sink and drainer is positioned beneath the window, which enjoys attractive distant views towards the surrounding fells.

Sitting Room
A generously proportioned reception room featuring large windows and a glazed door leading directly onto the west-facing balcony with black railings. This delightful outdoor space is perfectly positioned to enjoy afternoon and evening sunshine whilst taking in the distant fell views. The room also benefits from fitted shelving and wall-mounted cupboards, which are included within the sale.

Bedroom One
A spacious double bedroom overlooking the rear garden, complete with an excellent range of fitted wardrobes providing both hanging space and shelving.

Bedroom Two
A comfortable double bedroom enjoying pleasant views over the garden, with the added benefit of a fitted wardrobe.

Bedroom Three
Situated to the side of the property, this is a further double bedroom, currently utilised as a dining room. The room features fitted bookcases and shelving, making it equally suitable as a home office, study or guest bedroom.

Bathroom
A modern family bathroom fitted with a white suite comprising a paneled bath, separate glazed shower cubicle, pedestal wash hand basin and WC. Additional features include an obscured glazed window, wall-mounted heater, shaver point, and a fitted vanity unit providing useful storage.

Outside
The property occupies a generous plot with established hedge and fence boundaries, creating a good degree of privacy. The front garden is mainly laid to lawn with mature planted borders, shrubs and trees, while the rear garden offers an attractive and private outdoor space with lawned areas, mature planting and a central rockery feature. The double garage benefits from an electric roller door and a large undercroft storage area with restricted head height. An external door provides convenient access to the side of the property.

Council Tax
F

Services
All mains services are connected. Electric storage heating.

Tenure
Freehold. The communal grassed areas within Windermere Park are maintained by Matthews Benjamin Lettings on behalf of the Windermere Park Residents' Association. An annual maintenance charge is payable, currently standing at £180.00.

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

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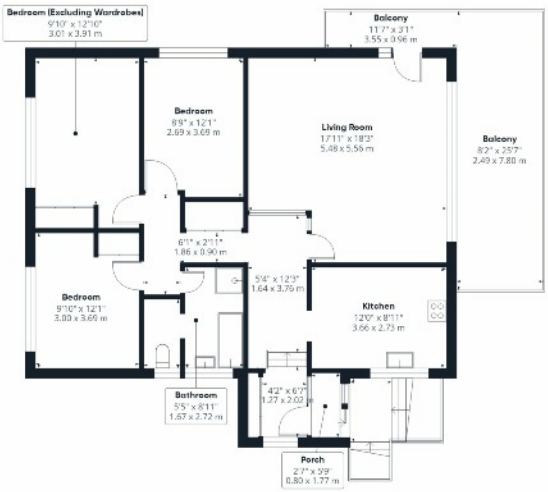
MATTHEWS BENJAMIN

Floor 0



Floor 1

Approximate total area(1)

1386 ft²

128.9 m²

Balconies and terraces

273 ft²

25.4 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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