



35 Windermere Park

Windermere, Cumbria, LA23 2NB

Guide Price £499,500

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Windermere

A fantastic opportunity to acquire a beautifully presented three-bedroom detached bungalow, ideally positioned within a highly sought-after residential cul-de-sac in Windermere Park. The accommodation includes lounge/diner, breakfast kitchen, bathroom, and 3 double bedrooms. Outside there are mature low maintenance gardens, with patio and seating area to the front, driveway at the rear offering ample parking for 2 or 3 vehicles. In addition, at the front of the property there is a single garage, further parking, a storeroom, and a wooden garden shed. Offering well-balanced, level living accommodation, modern comforts, and attractive outdoor space, this home is perfectly suited as a main home for those looking to downsize, or for a growing family looking for their forever home.

Located in the 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 with bus stop at the end of the road providing links around the Lake District.



Accommodation

Entrance Porch

A welcoming glazed UPVC entrance porch provides practical space for coats and shoes; this area has a tiled floor and has plumbing for a washing machine.

Door leads into;

Hallway

A central hallway providing access to all rooms. Including generous built-in storage cupboards, one has a very useful hanging rail and shelving, along with an airing cupboard housing the boiler. Loft hatch access with ladder. The loft is carpeted.



Breakfast Kitchen

A well-appointed, bright and airy kitchen, fitted with a range of wall and base units, complemented by coordinating worktops. Integrated appliances include a four-ring gas hob with extractor over and electric oven below, and fridge freezer. There is space for an under-counter tumble dryer and breakfast table and chairs. Dual windows offer a pleasant view over the garden.



Sitting / Dining Room

A bright and spacious dual-purpose living area featuring large external UPVC doors overlooking the front garden and giving access to the patio area. The room comfortably accommodates both relaxing and dining spaces, with additional side window and ample room for a family-sized table. A coal-effect electric fire creates a cosy focal point, while a glazed internal door leads through to the main hallway.

Bedroom One

A spacious double bedroom positioned to the rear of the property, enjoying a pleasant outlook with fell views in the distance. Complete with fitted wardrobes and drawers, offering excellent storage.

Bedroom Two

A further generous double bedroom, with a dual aspect overlooking the garden. Offers flexible use as a guest room or main bedroom.

Bedroom Three

An additional versatile room, ideal for a small double bedroom, nursery, or home office. Perfect for modern living, providing flexibility for remote working or visiting guests.

Bathroom

Fitted with a three-piece suite comprising a bath, corner shower cubicle, WC, and washbasin with vanity. Window on the side of the property with obscure glass. Finished with full wall tiling, heated towel rail, extractor fan, mirror and shaving point.



Outside

The property enjoys attractive, low-maintenance gardens to both the front, side and rear of the property. The garden consists of mainly mature planted borders, with a hedge as the boundary. A paved patio at the front, with a sunny aspect—ideal for outdoor dining and relaxation. A private driveway at the rear provides off-road parking for two to three vehicles, in addition there is parking for two further vehicles to the side and in front of the single garage. The garage has an up-and-over door, side access, fitted workbench, shelving and mezzanine storage. An outdoor storage cupboard offers practical gardening storage with fitted kitchen units and in additional a smaller storage cupboard houses the utility meters.

Services

Mains electric, water, gas and drainage. Gas fired central heating to radiators.

Tenure

Freehold

Annual estate charge: The maintenance of the communal green/open areas on the Windermere Park estate is managed by the Windermere Park Residents Association; there is an annual charge for this which currently stands at £180

Council Tax Band

F

Broadband

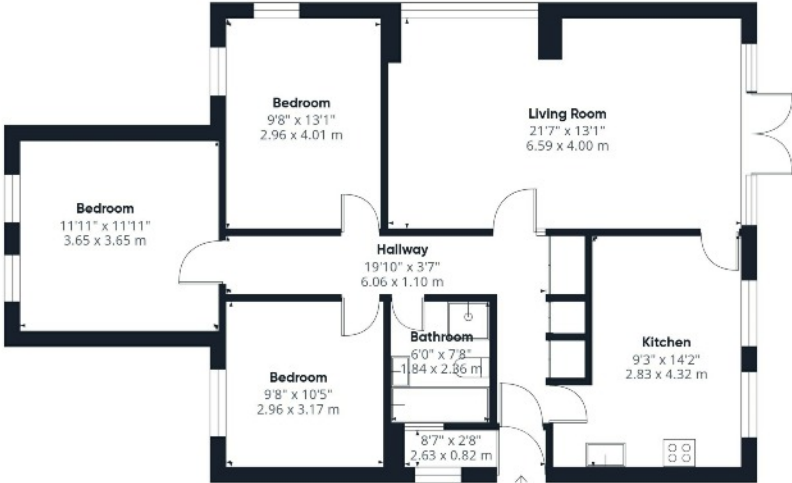
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.

Directions

From our Windermere office in Ellerthwaite Square, follow the New/Lake Road in the direction of Bowness. At the Police Station take a left turn onto Craig Walk and proceed up the hill taking the next left onto Meadow Road, follow along Meadow Road and take the first left hand turning into Windermere Park. No: 35 is at the end of the cul-de-sac on the right.

What3Words

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Bedroom
11'11" x 11'11"
3.65 x 3.65 m

Bedroom
9'8" x 13'1"
2.96 x 4.01 m

Bedroom
9'8" x 10'5"
2.96 x 3.17 m

Hallway
19'10" x 3'7"
6.06 x 1.10 m

Bathroom
6'0" x 7'8"
1.84 x 2.36 m

Kitchen
9'3" x 14'2"
2.83 x 4.32 m

Living Room
21'7" x 13'1"
6.59 x 4.00 m

Floor 0 Building 1



Store Room
10'0" x 3'8"
3.05 x 1.13 m

Garage
9'10" x 20'3"
3.01 x 6.19 m

Floor 0 Building 2

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	
72	77

England & Wales EU Directive 2002/91/EC

Approximate total area⁽¹⁾

1227 ft²
114.1 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.