



Glendale

Lake Road, Ambleside LA22 0DB

Guide Price £625,000

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Glendale is a highly versatile, detached bungalow, located in a truly enviable central village location. Extremely well presented and proportioned and presently utilised as a two double bedroom property with two reception rooms. The property has UPVC double glazing. The property would suit a variety of purchasers whether as a permanent home or holiday home/rental. Set on a delightful private plot with manageable rear gardens, raised patio and gravelled area to access the garage. Enjoying an attractive sunny west facing aspect and attractive fell views towards Loughrigg and Fairfield. Double garage with spacious parking for up to 5 vehicles on the tarmac driveway.

Extremely well placed in the centre of this most popular Lakeland town with a large variety of amenities close at hand such as shops, restaurants, post office, library and doctors. Though located in a central position the property is in a quiet cul-de-sac away from the hustle and bustle of the town centre.

Accommodation

Porch with paved flags and external lighting.

Entrance

Semi glazed UPVC front door leading into:

Hallway

Wooden floor, loft hatch and thermostatic heating control. The loft is fully boarded out with easily accessible loft ladder for storage.

Lounge

Dual aspect bright and airy well-proportioned room. Feature stone fire surround and gas fire. Inset chrome lighting and wooden flooring. Views over the rear garden towards Loughrigg. Archway leading into;

Open plan Kitchen/Diner

Dining area with patio doors overlooking the garden. Ornate radiator cover and shelved wall units. Wooden floor with underfloor heating and inset chrome lighting. Dividing peninsular with base units and glazed display units with quality green slate worktops. Double built in cupboard housing Worcester boiler and offering useful storage.

Kitchen Area

Beech style modern wall and base units with inset stainless steel sink unit with mixer tap and quality green slate worktops. Integrated appliances include double oven and microwave, stainless steel extractor and splash back, dishwasher, washer/dryer and full height fridge freezer. Green slate complimentary floor tiled and chrome inset lighting. Glazed UPVC door allowing direct access to the garden, garage and walk around.



Bathroom

Four piece white suite comprising of panelled bath, corner shower cubicle, wall hung hand basin and WC. Generous wall mirror and additional illuminated mirror and glass shelf. Fully wall and floor tiled with underfloor heating. Inset chrome lighting, extractor and chrome ladder radiator.



Bedroom One

Light and airy double room with built in wardrobe. Pendant lighting and wooden floor.

Bedroom Two

Light and airy dual aspect double room with built in wardrobe. Pendant lighting and wooden floor.



Garage

Generous garage with up and over door, electric, concrete floor and with vaulted ceiling.

Outside

Tarmac driveway with spacious parking for up to 5 vehicles. Rear garden enjoys a raised patio, lawn area and surrounded by mature shrubs and bushes. Gravelled pathway around the rear of the property. External lighting.



Tenure

Freehold. Vacant possession on completion.



Services

Mains electric, gas, drainage and water. Gas central heating.

What3words///logbook.enabling.opposite

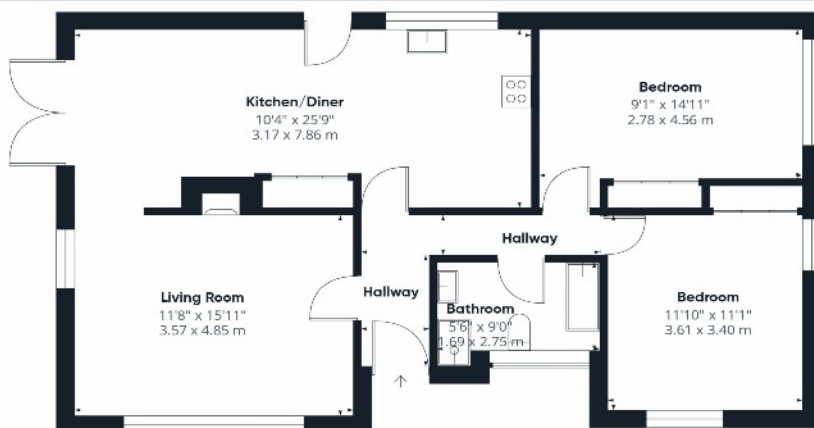
Council Tax Band

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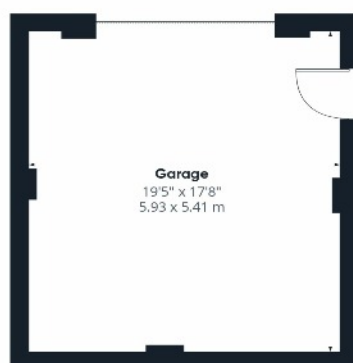
Broadband

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





Floor 0 Building 1



Floor 0 Building 2

MATTHEWS
BENJAMIN

Approximate total area¹
1219 ft²
113.2 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.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(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.