



4 Windermere Park, Windermere
£725,000



4 Windermere Park

Windermere

This delightful four bedroom detached house with panoramic views of Lake Windermere is a true gem, situated in a highly sought-after residential area convenient for both Windermere and Bowness. It is placed well to local amenities including primary and secondary schools, shops, cafes and restaurants, together with the wide range of activities offered on Lake Windermere, the many excellent local walks and the public transport services.

The property comprises a fabulous living dining room with access to a balcony with panoramic views of Lake Windermere and the surrounding fells including the Langdale Pikes, kitchen, conservatory, useful utility room, four well-apportioned bedrooms, one with an en-suite, family bathroom and separate WC.

Outside there are beautifully well kept gardens which surround the property including a charming south facing patio area and a covered balcony which is perfect for use all year round, ideal for that morning coffee or enjoying the evening sun. The property also offers the added benefit of an integral garage which could be used as a workshop along with ample driveway parking.

The property benefits from double glazing and gas central heating and is offered with no upper chain.

EPC Rating D.

GROUND FLOOR

BEDROOM

12' 9" x 11' 11" (3.88m x 3.62m)

Both max. Two double glazed windows, radiator.

BEDROOM

12' 2" x 12' 2" (3.70m x 3.70m)

Both max. Two double glazed windows, radiator.

EN-SUITE

7' 3" x 6' 2" (2.22m x 1.88m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, recessed spotlights, tiled flooring.

CLOAKROOM

8' 1" x 2' 11" (2.46m x 0.88m)

Both max. Double glazed window, radiator, W.C. wash hand basin, partial tiling to walls, tiled flooring.

UTILITY ROOM

10' 11" x 8' 1" (3.34m x 2.46m)

Both max. Double glazed door, double glazed window, good range of base and wall units, radiator, sink, plumbing for washer dryer, space for fridge freezer, tiled splashback, recessed spotlights, tiled flooring.

CONSERVATORY

15' 9" x 10' 3" (4.80m x 3.12m)

Both max. Two double glazed doors, double glazed windows, tiled flooring.

HALLWAY

15' 0" x 13' 3" (4.58m x 4.05m)

Both max. Double glazed door, double glazed window, radiator, understairs storage.





FIRST FLOOR

SITTING/DINING ROOM

26' 6" x 13' 1" (8.07m x 4.00m)

Both max. Double glazed doors to balcony, three double glazed windows, two radiators, electric wall mounted fire.

KITCHEN

11' 11" x 8' 4" (3.63m x 2.54m)

Both max. Double glazed window, good range of base and wall units, sink, inset belling oven with 7 point gas hob, extractor/filter over, space for fridge freezer, integrated dishwasher, tiled splashback, recessed spotlights.

BEDROOM

14' 3" x 12' 10" (4.35m x 3.92m)

Both max. Three double glazed windows, radiator, fitted wardrobe, cupboards and desk.

BEDROOM/STUDY

13' 0" x 8' 1" (3.96m x 2.46m)

Both max. Double glazed window, radiator, recessed spotlights.

BATHROOM

8' 5" x 5' 3" (2.57m x 1.59m)

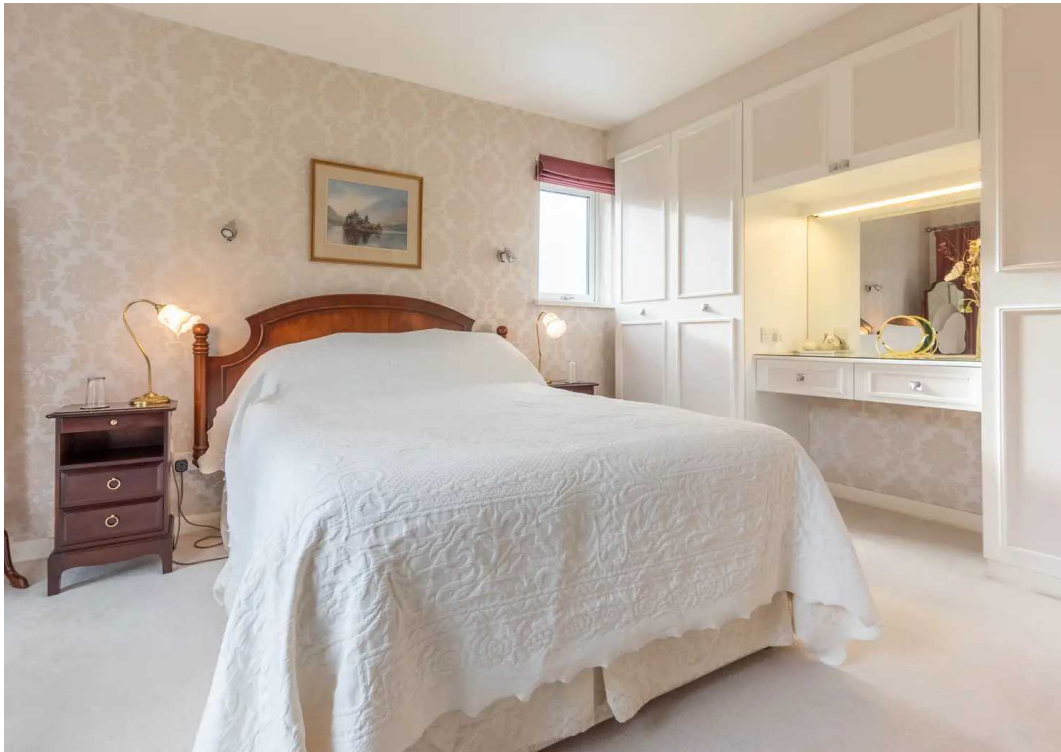
Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower over, fully tiled walls, tiled flooring.

LANDING

13' 5" x 7' 10" (4.09m x 2.38m)

Both max. Radiator, built in cupboard, loft access.





OUTSIDE

A beautifully well kept garden which surrounds the property. There are well kept lawns, established trees, hedges and stocked borders. To the side of the property is a patio seating area with a gravelled area to the side and space for potted plants.

GARAGE

17' 32" x 13' 32" (5.28m x 4.06m) Roll up garage door, double glazed door to the side, double glazed window, gas combination boiler, hot water cylinder, light and power.

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND F

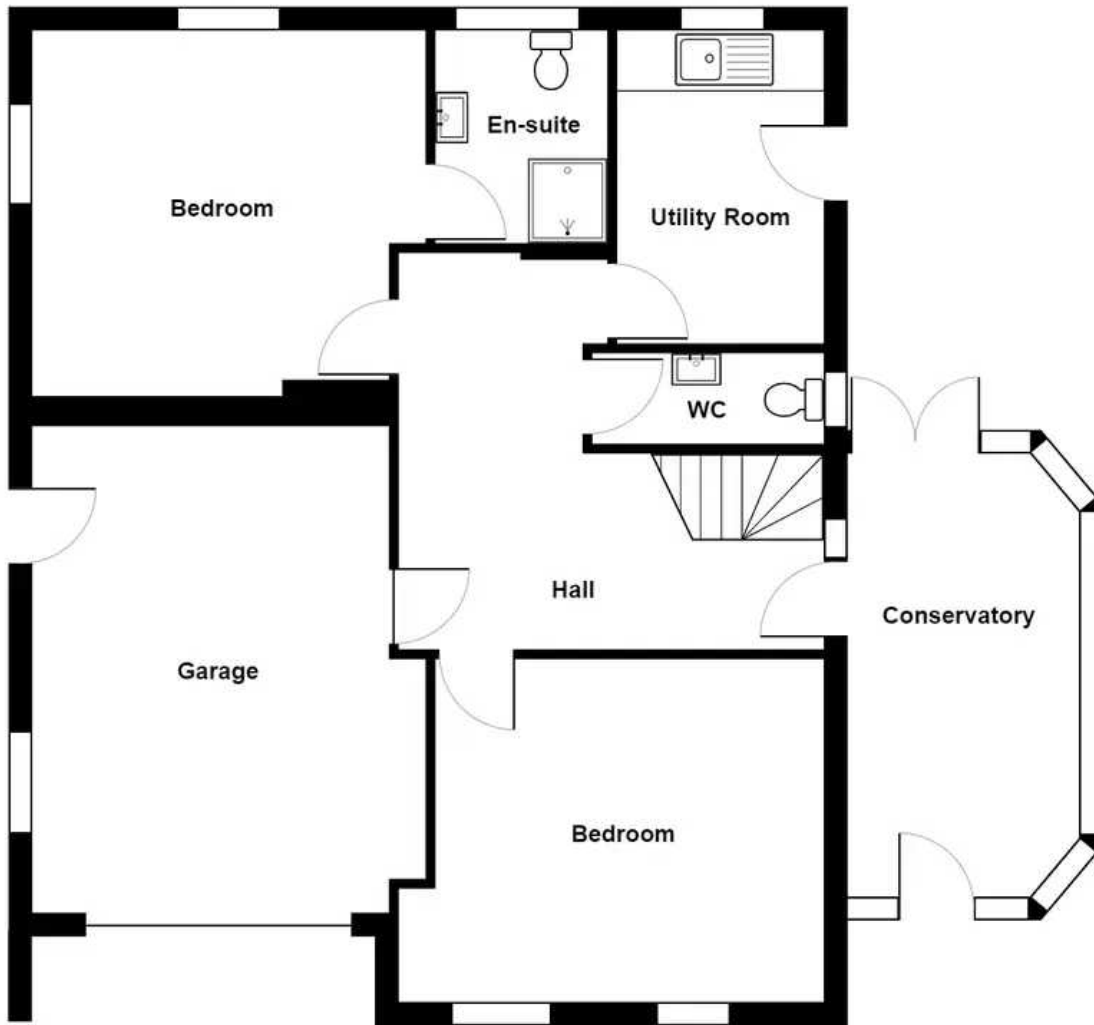
TENURE: FREEHOLD

DIRECTIONS

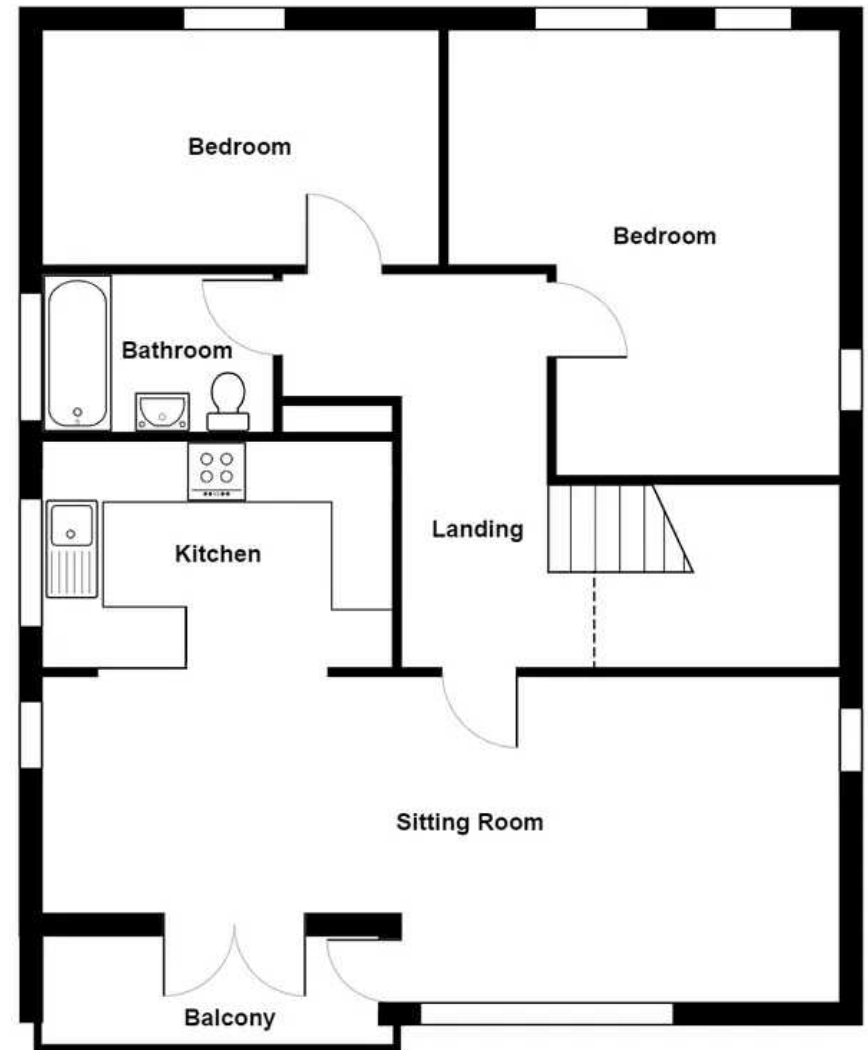
From our Windermere office proceed along the A5074 New Road turning left into Craig Walk just before the police station. Proceed up the hill and turn left into Meadow Road. Continue up the hill taking the second turning on the left and number 4 is located on the right.

WHAT3WORDS: swoop.flitting.twigs





Ground Floor



First Floor

4 Windermere Park, Windermere

Total Area: 161.8 m² ... 1742 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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