



3 Droomer Lane, Windermere  
£230,000





## 3 Droomer Lane

### Windermere

A well presented mid terraced property situated in a popular residential area on the fringe of Windermere village offering easy access to all the local amenities which include a variety of shops, restaurants, bars and public transport services.

Nestled in a sought-after location, this 2-bedroom mid-terraced house offers a perfect blend of comfort and convenience. The property boasts a thoughtful layout encompassing a sitting room with garden views, a kitchen with dining space, and two bedrooms, with the master bedroom being a spacious double. Featuring modern amenities such as double glazing and gas central heating, this home provides a cosy retreat for residents. The three-piece suite bathroom in crisp white complements the first floor. With easy access to the town centre and road links to the M6 Motorway, this property is ideal for those seeking a well-connected lifestyle.

Step outside to discover the outside space that this property has to offer. The landscape gardens at the front and rear provide a setting for relaxation and entertaining. The rear garden impresses with a decking area leading down to a sloping landscape garden, complete with ample planting beds and a seating area at the bottom. At the front, a paved path meanders through lush lawns and well-maintained planting beds, creating a welcoming entrance to the property. The convenience of off-street parking ensures hassle-free access

Whether enjoying a morning coffee in the sun-soaked garden or hosting a barbeque with friends and family, the outdoor spaces of this property provide the perfect backdrop for memorable moments. Embrace the beauty of nature right at your doorstep and make this enchanting property your own.



- Mid terraced property
- Double glazing and gas central heating
- Sitting room with garden views
- Local occupancy conditions apply
- Kitchen with dining space
- Landscape gardens to the front and rear
- Two bedrooms with the main bedroom being a double
- Off street parking
- Three piece suite bathroom in white
- Road links to the M6 Motorway

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From our Windermere office turn left in to Oak Street and turn left into Orrest Drive continuing into Droomer Drive. Follow Droomer Drive until you see a sign for Droomer Lane and parking is on the right for number 3 Droomer Lane

#### **WHAT3WORDS: prepped.duty.tickles**







## GROUND FLOOR

### ENTRANCE HALL

12' 6" x 5' 11" (3.82m x 1.80m)

### SITTING ROOM

14' 7" x 9' 10" (4.45m x 3.00m)

### KITCHEN

11' 5" x 8' 3" (3.48m x 2.52m)

## FIRST FLOOR

### LANDING

6' 10" x 3' 0" (2.09m x 0.92m)

### BEDROOM

13' 1" x 8' 6" (3.98m x 2.58m)

### BEDROOM

8' 10" x 5' 11" (2.69m x 1.80m)

### BATHROOM

8' 4" x 5' 6" (2.53m x 1.68m)







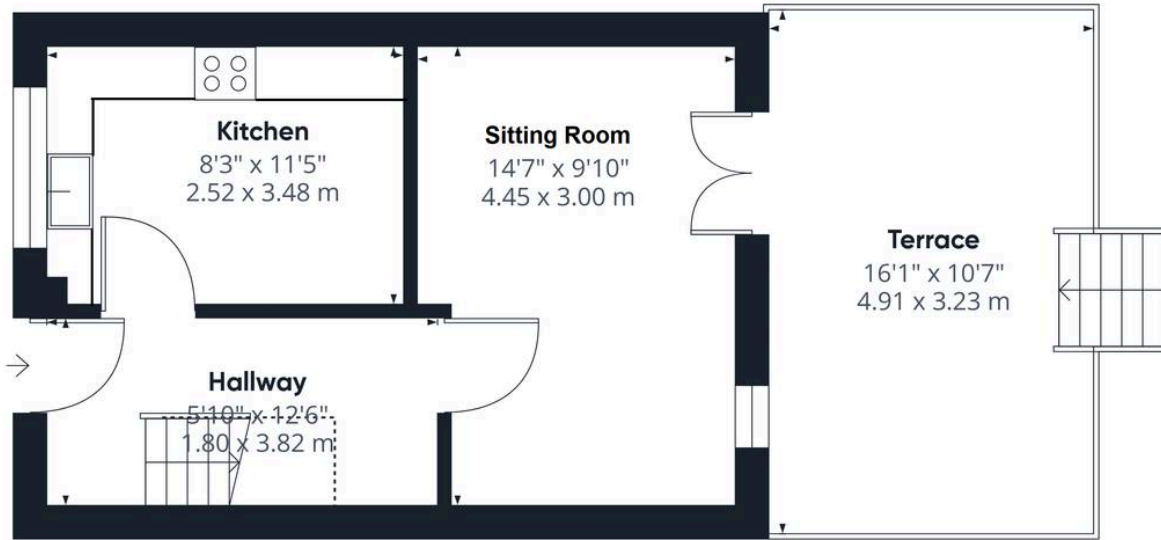




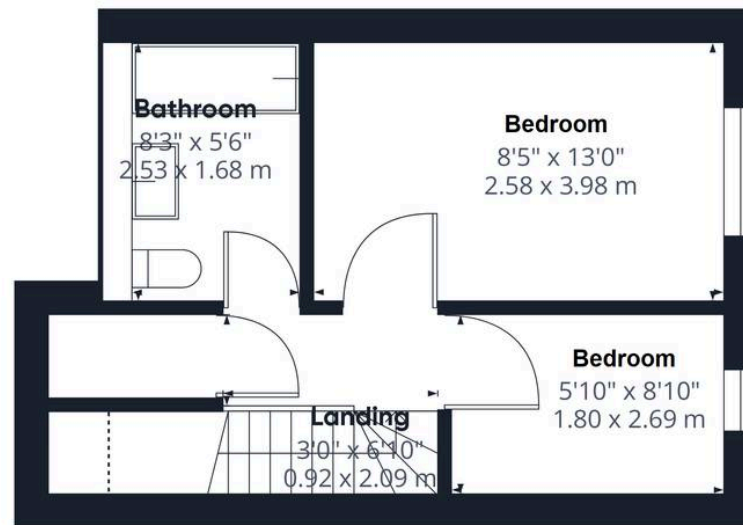








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

553.81 ft<sup>2</sup>  
51.45 m<sup>2</sup>

**Balconies and terraces**

178.9 ft<sup>2</sup>  
16.62 m<sup>2</sup>

**Reduced headroom**

14.16 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# THW Estate Agents

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