

## Windermere

**£275,000**

11 Dromer Drive, Windermere, LA23 2LS

Located close to the heart of a picturesque village, this delightful, well presented three-bedroom end terrace property offers a great opportunity as a family home in a convenient position. With its modern kitchen and bathroom, sizeable rear garden, neutral decor throughout. Local Occupancy Restriction applies

### Quick Overview

Elevated end terrace house

3 Bedrooms

Modern breakfast kitchen

Rooftop views towards fells to front

Large rear outside space and decking

Gas Central Heating and UPVC Double Glazing

Good decorative order throughout

Local Occupancy Restriction Applies

On Street Parking

Ultrafast Broadband Available



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Ultrafast  
available



On street  
parking

Property Reference: W6311



Breakfast Kitchen



Kitchen



Living Room



Bedroom 1

The generous kitchen space offers a good range of wall and base units and worktop space. Equipped with appliances including a Lamona microwave, 4 ring hob with extractor over and a Russell Hobbs oven. Featuring dual aspect windows, this space is bathed in natural light. There is space for a free standing fridge/freezer and plumbing for washer. A breakfast bar provides the perfect spot for casual dining or morning coffee, while ample storage ensures everything has its place. Additional storage can be found beneath the stairs and there is a rear door leading to the garden. Stairs to first floor.

Double doors lead seamlessly into the living room which continues the theme of light with dual aspect window and double doors to garden, that create a bright and inviting atmosphere. A wood burner adds a touch of cosiness, perfect for those chilly evenings, while modern décor and gas central heating ensure comfort.

Proceed upstairs to the landing with storage housing the boiler and find three well-proportioned bedrooms. The master bedroom is generous and features fitted wardrobes that spans the entire wall, offering abundant storage. Views to the front capture the far distant Lakeland Fells. Bedroom 2, with its sizeable window and rear aspect over the rear garden provides a versatile space that could serve as a bedroom, home office or nursery. Bedroom 3 also offers storage and a large window with front aspect overlooking rooftops to Lakeland Fells.

The bathroom is finished to a modern standard offering a walk in shower, WC and vanity wash basin with a vanity mirror. A tiled room with window and spotlights.

Outside, the property has a lawned garden to front bordered by hedges and a large garden to rear over several levels. The flagged patio, perfect for outdoor entertaining or simply relaxing, with additional decking areas to enjoy the elevated position and outlooks. The L shaped plot offers and ample lawn more generous than others in the terrace.

This comfortable home is ready to walk into. Don't miss the opportunity to make it yours!

**Kitchen** 4.16 x 4.97m (13'8" x 16'3")

**Living Room** 2.70 x 4.97m (8'10" x 10'4")

**First floor Landing**

**Bedroom 1** 3.49 x 2.96m (11'5" x 9'8")

**Bedroom 2** 3.14 x 1.97m (10'3" x 6'5")

**Bedroom 3** 2.91 x 2.59m (9'6" x 8'6")

**Bathroom**

**Parking:** On Street Parking

## Property Information

**Local Occupancy Clause:** Being an ex local authority house the property has an occupancy restriction where it must be the occupants main residence and that they have lived or worked 3 years prior to purchase in Cumbria.

**Services:** Mains water, drainage and electricity, gas central heating

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band C

**Energy Performance certificate:** The full Energy Performance Certificate is available on our website and also in any of our offices.

**Viewings:** Strictly by appointment with Hackney and Leigh

**What3Words and Directions** ///covertly.restriction.socialite  
From Crescent Road, turn left onto Oak street and then take the third left and bear right onto Dromer Drive. Number 11 is the end of the first row of terrace houses, elevated on the left.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



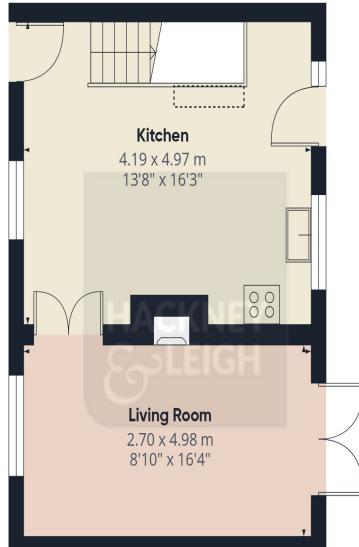
Bedroom 3



Bathroom



Rear Garden



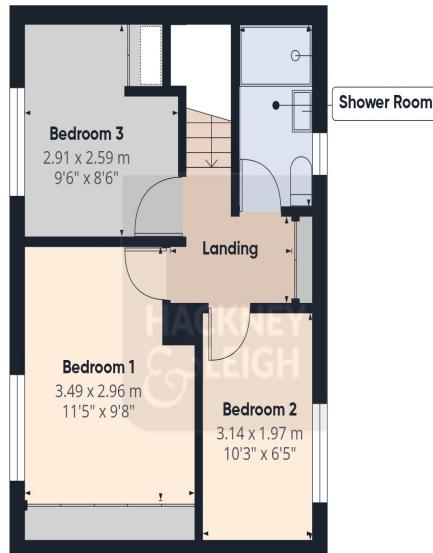
Floor 0



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

65.4 m<sup>2</sup>  
704 ft<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>  
4 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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