



7 Meadow Road

Windermere, LA23 2EU

Price £399,000

7 Meadow Road

Windermere

Sale of an attractive and neatly kept semi-detached 4 bedroom house with delightful gardens to both front and rear, and a driveway with parking for several vehicles.

A very comfortable home in a popular area which has recently benefitted from a new kitchen and bathroom and good decoration throughout. Located on the popular Meadow Road in a well established area between Windermere and Bowness villages, convenient for a range of shops and amenities in the town centre. The property is well positioned with a sunny rear garden and patio which enjoys views over the village rooftops and lake views towards Lake Windermere and the Lakeland fells.

7 Meadow Road is an attractive semi-detached house with versatile 3/4 bedroom accommodation spread over two floors. The property benefits from gas fired central heating, cavity wall insulation and UPVC double glazing with the recent addition of a new kitchen, and a newly fitted bathroom and complete redecoration. There is plenty of private off-road parking together with delightful gardens to both front and rear. The rear garden is an exceptionally large garden offering plenty of scope with a sunny Westerly aspect taking in splendid views of the Lakeland Fells. This neatly presented home will appeal to a wide range of buyers either as a family home or comfortable retirement property.



Directions

From our Windermere office in the village head towards Bowness on New Road/Lake Road. Passing Goodley Dale health centre and school take the second left turn immediately before the police station and continue up the hill of Craig Walk. Meadow Road is the first left turn and No: 7 is approximately 100 yards on the left hand side.

Accommodation

A front entrance door with a newly fitted hard wood double glazed door leads into spacious hallway with a stripped pine flooring with useful under stairs cupboard.



Lounge

15'3 x 12'6 (4.6m x 3.8m)

A very pleasant sitting room with an open gas inset fire set in a decorative fire surround. A bright and airy room with a large window overlooking the front garden.



Kitchen/Dining Room

19'7 x 11'7 (6.0m x 3.5m)

A bright modern fitted kitchen on the rear aspect of the house with newly fitted shaker style kitchen which includes a range of floor and wall units, laminate work tops and a marble tiled floor. Integrated stainless steel sink and drainer, integral appliances include an electric oven, hob and dishwasher. The dining area is a bright spacious area with a large UPVC window overlooking the garden with distant views of the Lakeland fells.

Utility Room

Through a door from the kitchen into the utility which has plumbing for a washing machine and a separate WC. There is also plenty of storage space and a shelved wall. A door leads out to the garden.

Bedroom Four/ Home Office

15'8 x 7'4 (4.8m x 2.2m)

Presently used as a playroom this versatile room with LED inset lighting and two UPVC double glazed window could also be used as a home office, formal dining room or a comfortable fourth double bedroom on the ground floor level.

First Floor

Landing with access to well insulated loft space.



Bedroom One

14'6 x 11'11 (4.4m x 3.4m)

A good size double bedroom at the rear of house with a large UPVC window enjoying pleasant views of the Lakeland fells, built in wardrobe space and LED inset lighting.

Bedroom Two

12'7 x 10' (3.8m x 3m)

A double bedroom on the front of the house with a UPVC double glazed window overlooking the garden and LED inset lighting.

Bedroom Three

9'5 x 8'10 (2.9m x 2.7m)

A good sized single bedroom with a UPVC double glazed window at the front of the house. Built in storage cupboard over the stairs.

Bathroom

A contemporary three piece white suite with a double ended bath with a large rain drop shower head over, pedestal wash basin with under storage and WC. Finished with a modern chrome towel radiator, inset LED lighting and beautiful tiling to walls and floor.

Outside

Driveway to the side of the property provides plenty of private parking for 3-4 cars. The front garden neatly kept with a border and shrubs set around a central lawn. To the rear of the property is a large level patio sitting area in slate with timber shed. There is also access to the under croft under the house which offers storage. Steps lead down to the large lower garden with lawn, planted borders and shrubs. There is a lovely aspect from the top of the garden over the village with views of the Lakeland fells.

Services

All mains services connected. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

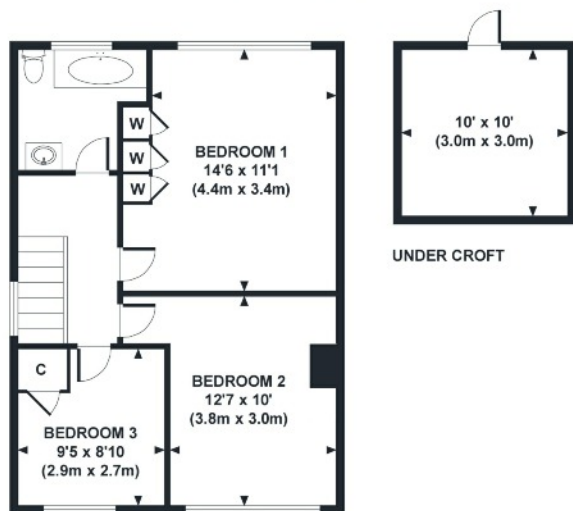
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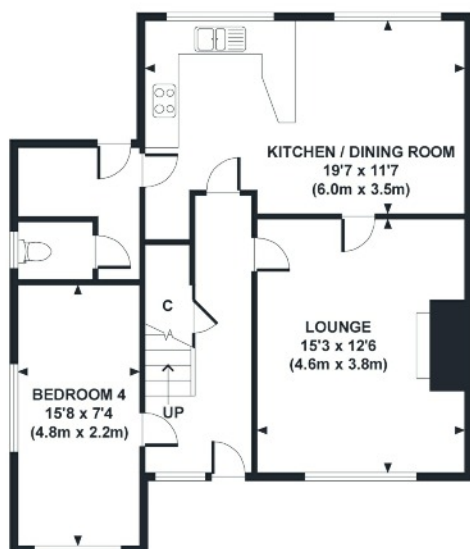
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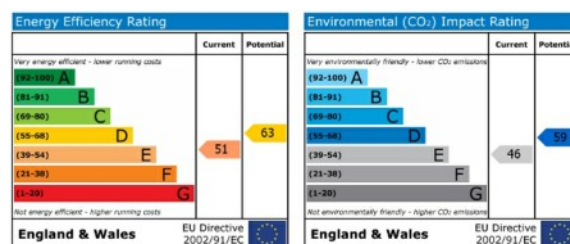


FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1329 SQ FT / 123 SQ M
For illustrative purposes only. Not to scale



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.

