



# 36 St Mary's Park

Windermere, LA23 1AZ

Guide Price £715,000

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## Windermere

An opportunity has arisen to purchase a detached, beautifully presented 3 bedroom bungalow located in the well regarded area of St Mary's Park. This well-proportioned bungalow occupies a generous larger than average landscaped garden plot, with plenty of parking, a large undercroft storage area and an integral garage. This is a very comfortable and well-designed detached bungalow which has been completely refurbished and upgraded in recent years, including new plumbing and electrics, new windows, new kitchen and bathroom. There is also planning permission in place to extend to the side and create additional living space and bedrooms and to add a sunroom off the lounge.

St Mary's Park is a well-established and sought after residential area. The property is in an ideal, peaceful position in a quiet cul-de-sac with a lovely sunny aspect and with a good sized, sheltered rear garden. St Mary's Church and health centre are within a couple of hundred yards and Booths supermarket, bus routes, rail station and the varied shops of Windermere village are within a few minutes walk.





### Accommodation

From the driveway, the front door leads into

### Entrance Vestibule

A large, very usable area with laminate flooring, radiator, and spotlights. The perfect space for wet coats and muddy boots. From this area there is internal access to the garage, an external door to the rear garden and a cloak room with a window, WC and hand basin.

### Kitchen

Door leads through to a light bright dining kitchen, with a large window overlooking the rear patio. A good range of modern white gloss wall and base units complimented with dark wood effect work tops and white tiled splash backs. Contemporary fittings including a 1 ½ black sink with flexible spray tap. Integral appliances including, Hotpoint electric oven, Bosch dishwasher and 4 ring induction hob. There is also space for a free-standing fridge freezer, oak flooring, radiator, and ample space for a dining table.

### Lounge

A great area for relaxing, with plenty of natural light from the dual aspect windows. A log burner set on a slate hearth and a wooden mantle over, ideal for cozy winter evenings. There are radiators, spotlights, two wall lights and contemporary oak flooring. Built in storage cupboards to one side of the log burner offer modern storage solutions.





### Hallway

A central hallway giving access to all rooms, with a radiator. There is loft access, which is boarded and insulated, has light and a ladder.

### Bedroom One

A double room with a large window overlooking the garden, with a radiator and plenty of space for bedroom furniture.

### Bedroom two

A second double room on the side, overlooking the garden. There is a radiator and space for furniture.

### Bedroom three

Currently used as an office, this would equally work well as a third bedroom presenting as a small double. There is a radiator, oak flooring and a window looking over the garden.

### Bathroom

A modern 4-piece bathroom comprising of shower with glass door, dual shower head, Jacuzzi bath, WC and hand basin with a fitted mirrored cabinet above. Fully tiled with a ladder style radiator





### Outside

A larger than average plot, to the front of the bungalow, there is a garage and a driveway with parking for up to three vehicles. To the rear of the property there is a private patio area at the rear with a fence and gate leading out to a pathway down the side of the property to an elevated decking, a sunny area complete with electrical points, the perfect place for dining out alfresco. There is a large level lawn area with a natural rocky outcrop to the side. From the driveway there is useful ramped access to garden. The garage has a window and plumbing and space for a washer and drier. There is an electric door. Additionally, there is a large undercroft store, with a radiator, power and lighting which has been insulated and is a great area for storage. The boiler is in the undercroft

### Services

All mains connected gas central heating.

### Tenure

Freehold

### Council tax band

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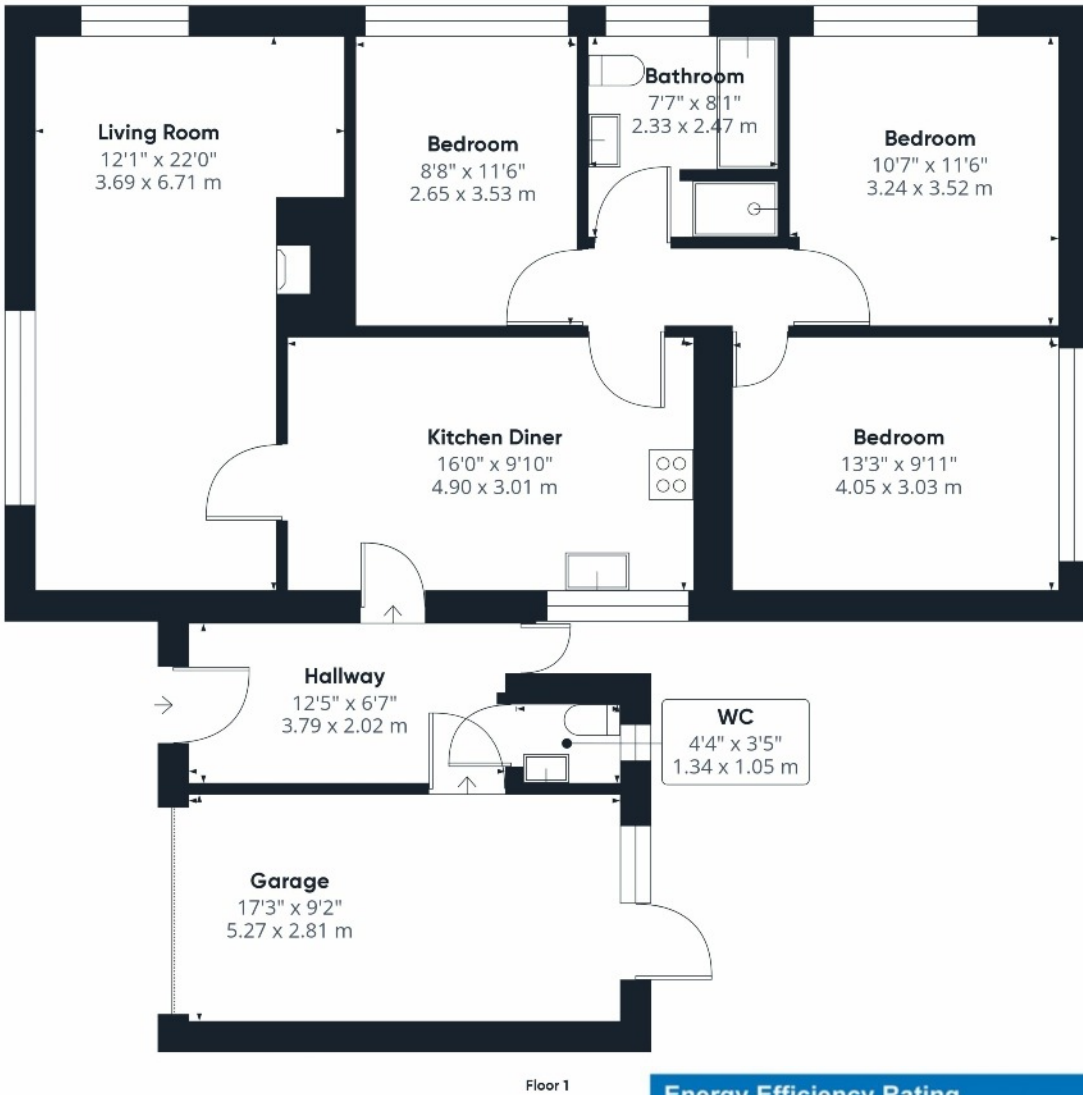
### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Directions

From our Windermere office head through the village on Main Road, continuing to the junction with A591. Turn left and continue for approximately 250yds and turn left after St Mary's Church into St Mary's Park. Continue the main drive and the property can be found at the bottom of the cul-de-sac.





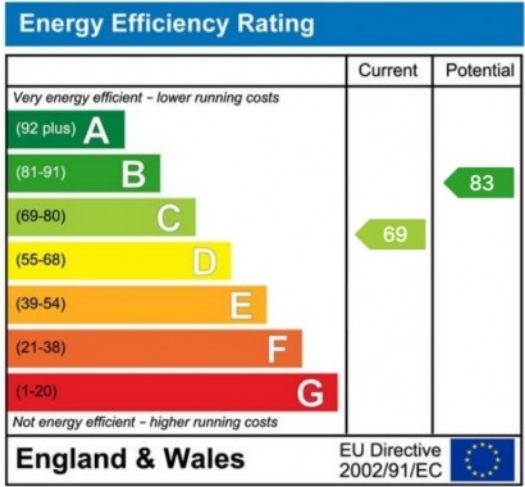
Approximate total area<sup>(1)</sup>  
 1101.79 ft<sup>2</sup>  
 102.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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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.

