



3 Annisgarth Avenue, Windermere
£695,000



3 Annisgarth Avenue

Windermere

A well proportioned detached bungalow with far reaching views of the Lakeland fells situated in a sought after residential area in the heart of the Lake District National Park. The bungalow is conveniently placed for the many amenities available in both Windermere and Bowness which include schools, cafes, restaurants, a health centre, library, cinema, shops/supermarkets and a railway station to name a few. The property offers easy access to the rest of the Lake District National Park, the market town of Kendal and links to the M6.

This delightful 3-bedroom detached bungalow offers a peaceful escape just outside of the enchanting town of Bowness-on-Windermere. Boasting two reception rooms including a cosy sitting room and a formal dining room, this property provides ample space for entertaining guests or relaxing with loved ones. The kitchen is generous with workspace and direct access to the well-maintained gardens, making outdoor dining a breeze. The property benefits from double glazing and gas central heating, ensuring comfort all year round. The three double bedrooms are spaciouly designed, with one enjoying the luxury of an en-suite bathroom. A family three-piece bathroom serves the remaining bedrooms.

Outside, the property continues to impress with beautifully landscaped gardens to the front and rear stretched across 1/3 acre. The rear garden is a true oasis, featuring lush lawns, a charming summer house, mature trees and hedges, vibrant planting beds, and a delightful patio seating area perfect for alfresco dining. The front garden offers a substantial lawn surrounded by hedges, providing privacy and a serene ambience. A garage and ample driveway parking complete this idyllic property, offering both convenience and tranquillity in equal measure.

- Delightful detached bungalow
- Located just outside of Bowness-on-Windermere
- Two reception rooms with a sitting room and dining room
- Double glazing and gas central heating
- Kitchen with ample space for cooking and access to the garden
- Easy access to the local amenities
- Three double bedrooms with one having an en-suite bathroom
- Substantial well kept gardens to the front and rear
- Family three piece bathroom
- Garage with ample driveway parking

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 E

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From Windermere proceed along New Road and turn left into Craig Walk immediately before the Police Station. Continue to take the second left turn in to Annisgarth Drive. Follow the road and turn right in to Annisgarth Avenue to find number 3 on the left.

WHAT3WORDS: flash.rapid.defenders





GROUND FLOOR

ENTRANCE HALL

10' 6" x 6' 1" (3.20m x 1.85m)

SITTING ROOM

17' 11" x 12' 10" (5.47m x 3.91m)

DINING ROOM

12' 10" x 8' 8" (3.90m x 2.64m)

KITCHEN

12' 11" x 8' 6" (3.93m x 2.60m)

PORCH/UTILITY

6' 4" x 4' 6" (1.93m x 1.37m)

LANDING

19' 3" x 2' 10" (5.87m x 0.86m)

BEDROOM

14' 5" x 11' 1" (4.39m x 3.39m)

EN-SUITE

11' 1" x 5' 7" (3.37m x 1.69m)

BEDROOM

14' 5" x 10' 11" (4.39m x 3.34m)

BEDROOM

11' 3" x 7' 11" (3.43m x 2.41m)

BATHROOM

7' 7" x 5' 7" (2.31m x 1.69m)











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