



31 Orrest Drive, Windermere
£270,000



31 Orrest Drive

Windermere

A charming well-proportioned terraced house situated in a popular location within the Lake District National Park being convenient for all the local amenities on offer in Windermere village and offering easy access to the train station. Nestled in a popular residential area, this property offers a perfect blend of character and modern convenience. Upon arriving, you will find ample driveway parking to the front for up to two vehicles which is perfect for the family, from here walk through the main door into the entrance hall which is great for all things coats and shoes with handy access to the utility room which has all your plumbing and drying needs. Taking the door to the left and entering into the light and airy kitchen which has space for a dining table to enjoy a family meal around. The kitchen has everything you need with a integrated oven, hob, space for a fridge freezer and beautiful views of the rear garden. Next to the kitchen is the cosy sitting room perfect for having a family movie night in and relaxing, you can also access the garden from the sitting room from the double-glazed doors which step right out to the decking area. Upstairs, three generously proportioned double bedrooms provide ample accommodation for all family members, complemented by a family bathroom which has a W.C., wash hand basin to vanity and bath with a shower over. The well-maintained home boasts double glazing and gas central heating throughout, ensuring a comfortable living environment all year round. Heading on back downstairs the beautiful garden can be accessed from both the sitting room and utility room where you will find a meticulously landscaped garden which includes a decking area, lush lawn with stocked borders, and a shed for additional storage. Situated within close proximity to the town centre, making it an ideal choice for families, professionals, or investors. Don't miss the opportunity to make this delightful property your own and enjoy the peaceful surroundings and modern comforts it has to offer. LOCAL OCCUPANCY RESTRICTION APPLIES.

- Charming terraced property
- Sitting room with patio doors to the rear garden
- Light and airy kitchen diner
- Handy utility room
- Family bathroom
- Beautiful garden with decking to the rear
- Driveway parking for two vehicles plus residential parking permit
- Close to village centre with shops and restaurants
- Local occupancy conditions apply

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: Currently Band C

TENURE:FREEHOLD

DIRECTIONS

From our Windermere office turn left in to Oak Street and take the second left in to Orrest Drive bearing left to find number 31 located on the left.

WHAT3WORDS:provide.duos.hands





GROUND FLOOR

ENTRANCE HALL

7' 8" x 4' 6" (2.34m x 1.37m)

KITCHEN

16' 10" x 10' 11" (5.14m x 3.34m)

SITTING ROOM

16' 5" x 8' 6" (5.01m x 2.58m)

UTILITY ROOM

12' 6" x 4' 6" (3.80m x 1.38m)

FIRST FLOOR

LANDING

8' 11" x 6' 8" (2.72m x 2.02m)

BEDROOM

14' 2" x 9' 5" (4.33m x 2.87m)

BEDROOM

11' 1" x 6' 8" (3.38m x 2.04m)

BEDROOM

11' 0" x 9' 5" (3.36m x 2.86m)

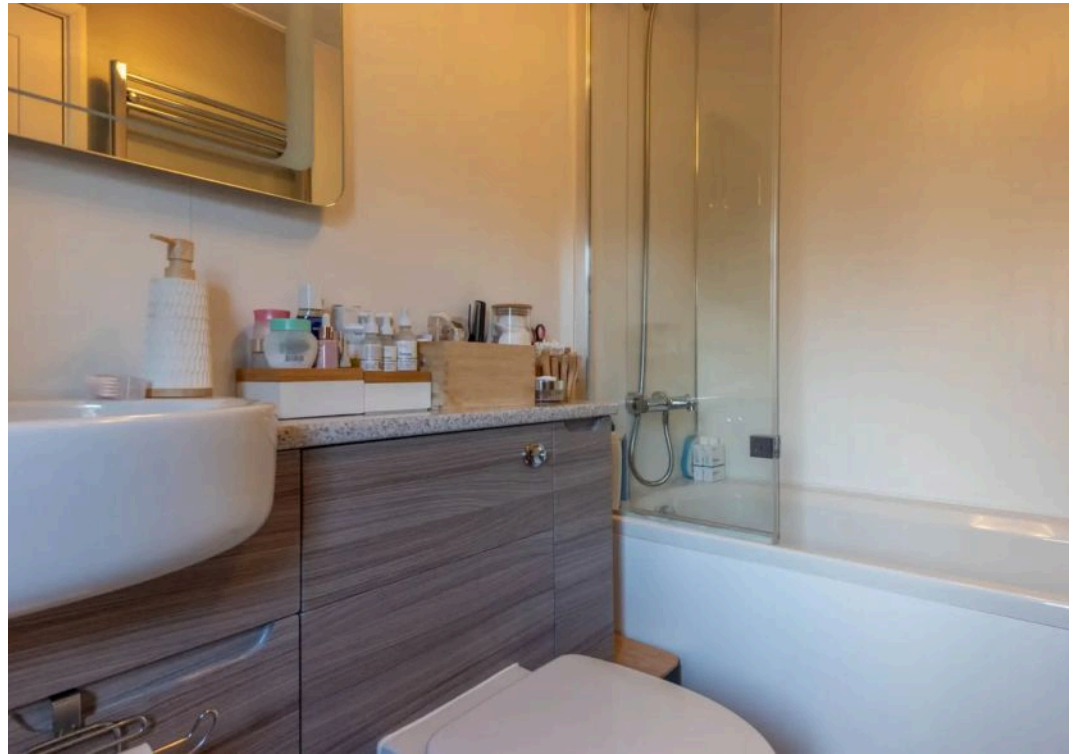
BATHROOM

7' 9" x 4' 6" (2.37m x 1.38m)

IDENTIFICATION CHECKS

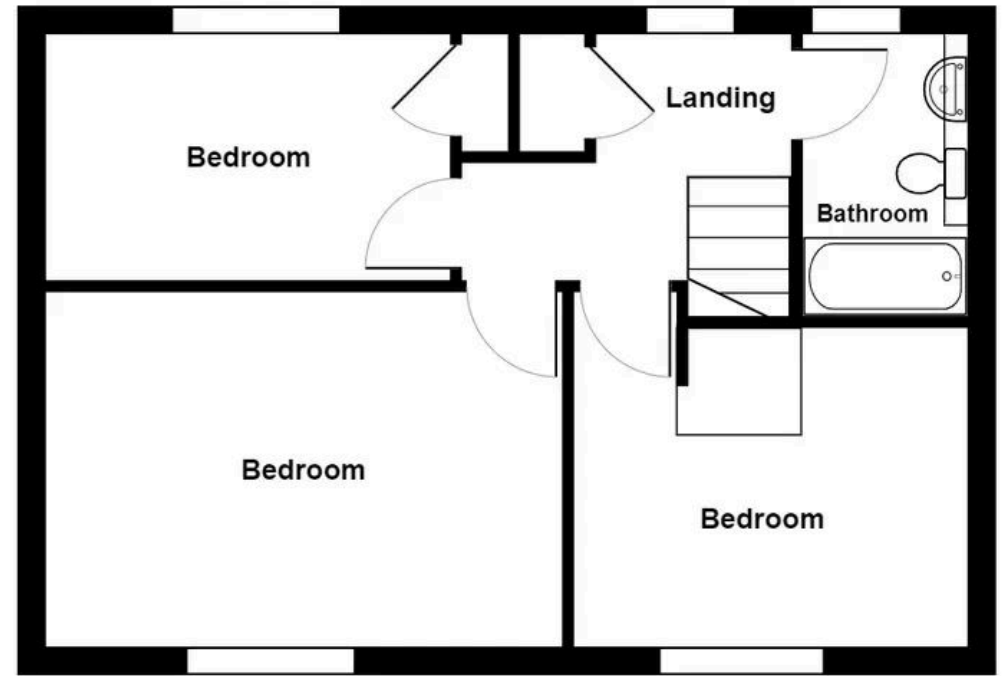
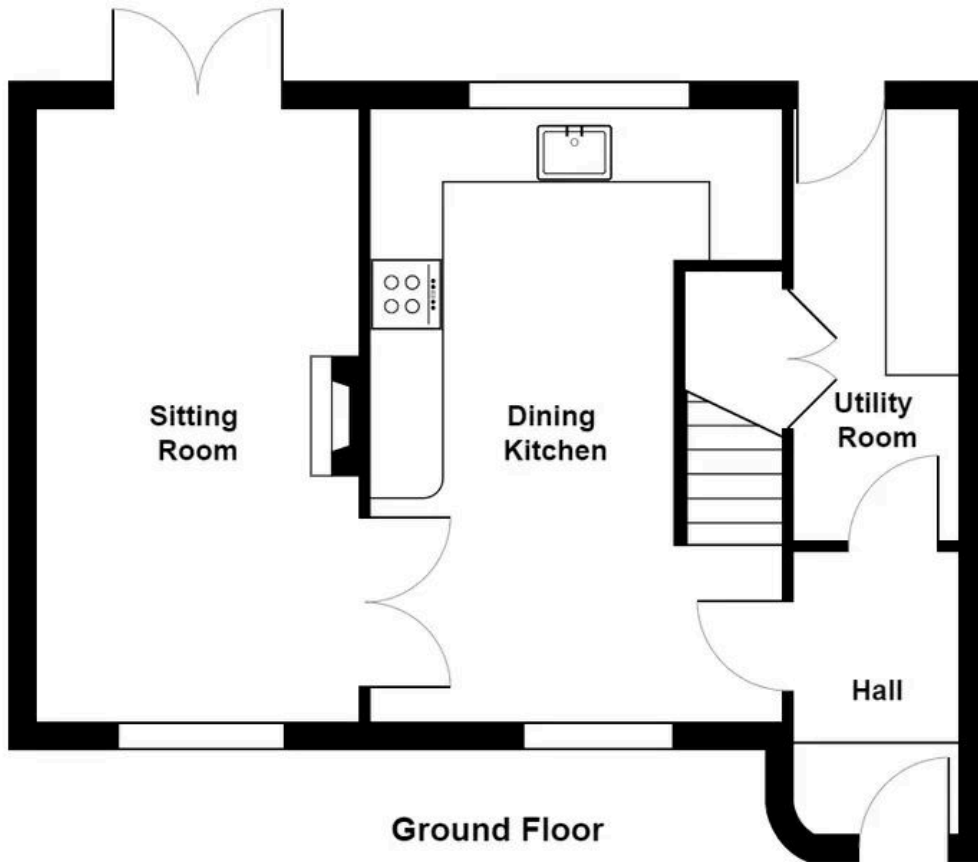
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Total Area: 80.6 m² ... 867 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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