



## Ferney Green Drive, Windermere, LA23

**£575,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this 3 bedroom bungalow in popular Bowness. Away from the tourist trail, yet still accessible to the popular attractions along the promenade of Bowness Bay, eg: Windermere Lake, The Ship Inn, Driftwood etc all a ten minute walk away.

### Key features:

- Beautiful gardens
- Panoramic views to all elevations
- Recently fully refurbished to a high standard
- Potential to add a 4th bedroom + ensuite
- Close proximity to good restaurants; cafes; pubs; shops and supermarkets
- Centrally located to access both the National Park and Road/Rail links.

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band F (£258.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple is pleased to present this 3 bedroom bungalow in popular Bowness-on-Windermere. Away from the bustle of the tourist trail, yet still accessible to the popular attractions along the promenade of Bowness Bay, eg: Windermere Lake, Lake Cruises, The Ship Inn, Driftwood etc all a ten minute walk away. The property consists of a spacious living room with wood burner and bi-fold doors to the conservatory. Separate kitchen/diner, utility room and reception room leading to a neat balcony with views. There are three double bedrooms with the master bedroom having an en-suite and fitted wardrobes. The third bedroom doubles in use currently as a study, but can convert easily when required.

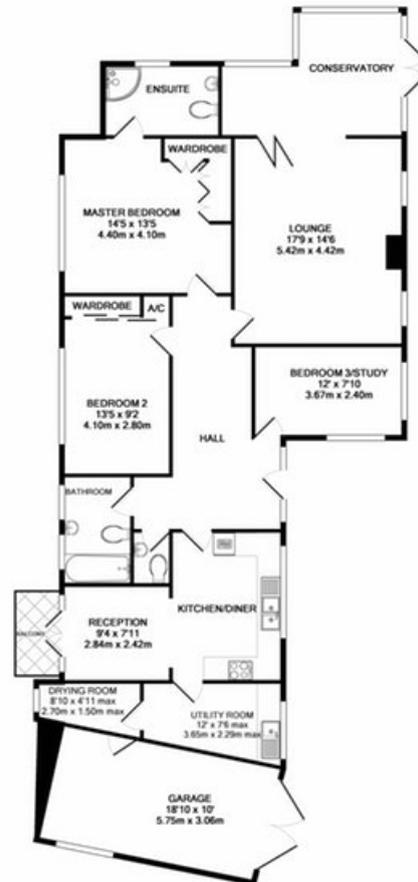
There is room for a potential 4th bedroom and generous ensuite. (Plans available).

Further benefits include on and off street parking, there is a large garage/workshop and ample block paved driveway. In all space for at least three cars. Beautiful gardens surround no. 5 with panoramic views to all elevations. including superb views of The Claiffe Heights.

The attractive market town of Kendal is 15mins away and the M6 motorway link just 20 mins off.

Contact HouseSimple now to arrange a viewing.

## Floor plan:



TOTAL APPROX. FLOOR AREA 1631 SQ.FT. (151.5 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**5, Ferney Green Drive, Bowness-on-Windermere, WINDERMERE, LA23 3HS**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 8491-6226-5900-0416-4906
<b>Date of assessment:</b> 06 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 June 2019	<b>Total floor area:</b> 117 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,165</b>
<b>Over 3 years you could save</b>	<b>£ 561</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 228 over 3 years	
Heating	£ 2,568 over 3 years	£ 2,160 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,165</b>	<b>£ 2,604</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">G7</td> <td style="text-align: center;">G1</td> </tr> </table>	Current	Potential	G7	G1	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
G7	G1					

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 126
2 Floor insulation (suspended floor)	£800 - £1,200	£ 288
3 Low energy lighting for all fixed outlets	£20	£ 48

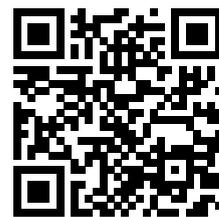
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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