



33 Park Avenue

Windermere, LA23 2AX

Guide Price £350,000

33 Park Avenue

Windermere

33 Park Avenue is a superbly presented traditional three bedroom, two bathroom, semi detached property. Built circa 1949 with brick and cavity walls having roughcast elevations under a slated roof. The property is impressively presented, offering well proportioned accommodation including two reception rooms plus an attractive conservatory to the rear. It has been lovingly cared for and improved in recent years including the useful addition of a downstairs shower room to compliment the ground floor. Whilst the first floor provides three excellent bedrooms of which the third is currently used as a study and occasional bedroom. There is also a modern bathroom suite.

The property enjoys a light and sunny aspect with glimpses of the Lakeland fells. Private front drive, and ideal manageable front and rear gardens. The property will suit a wide variety of buyers whether as a family home, retirement property or first time buyer. Please note the property is subject to a Local Occupancy Restriction preventing use as a holiday let.

Situated in the peaceful quiet setting on an attractive plot in a well regarded residential area close to St Martin's & St Mary's Primary School and only a short walk to Queens Park Recreational ground with 11 acres of public parkland, sports pitches and children's play area and of course all the village amenities of Windermere. The villages of both Windermere and Bowness are only a short stroll with a wide range of shops, cafes and restaurants close by, along with local amenities, health centre, transport links and an excellent choice of local schools right on the doorstep.





Accommodation

UPVC front door leading into enclosed; Porch/vestibule with tiled floor and rear UPVC door leading into rear garden. Internal door into;

Entrance Hall

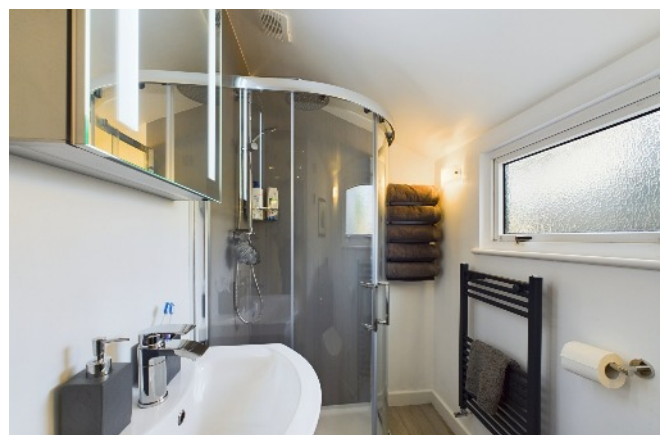
Attractive grey laminate wood effect flooring and useful under stair cupboard.

Kitchen

Attractive and contemporary wall and base units with work surface, part wall tiled with appliances and 1.5 sink unit with mixer tap. Four ring induction hob and electric oven, integrated fridge and freezer, plumbing for washing machine and wine cooler, feature vertical radiator, Attractive wood effect laminated floor leading to;

Shower Room

Three piece suite comprising of corner shower cubicle with rainhead shower, WC and vanity hand basin with wall mounted, illuminated mirror, dual electric / central heating towel rail, electric under floor heating and extractor fan.





Conservatory

A delightful and generously proportioned triple aspect room with vaulted ceiling, Central heating radiators and electric ceiling fan to facilitate year round use. and wood effect laminate flooring. Doors to two sides giving an attractive view over the enclosed garden.



Living room

An attractive, cosy room with feature Morso wood burning stove set on a slate hearth with oak mantle. Gas supply installed to fireplace for potential future change of fuel. Two alcoves with oak shelving and view over the private garden. An archway leads through to;

Dining Room

Spacious dual aspect room featuring a bay window providing a light airy feel.



First Floor

Landing with loft hatch and pull down ladder leading to spacious insulated and boarded loft space, with electric lighting.



Front Bedroom One

Generous main double bedroom with a modern and comprehensive selection of wardrobes with sliding mirrored doors fitted by Sharps. View over the front garden.

Front Bedroom Two

Spacious light and airy double bedroom. Enjoying a pleasant view over the front garden.

Rear Bedroom Three

A comfortable single bedroom, previously having bunk beds, currently used as a study and occasional bedroom. Built in cupboard and shelves providing a useful storage facility.



Bathroom

Attractive white three piece suite comprising of P shaped panelled bath with shower over, vanity wash basin with storage and WC. Fully floor and wall tiled with a frosted double glazed window, full height heated towel rail/radiator and extractor fan.



Outside

Approached via a private tarmac drive providing parking for two vehicles to the front with small lawn and a planted border. To the rear is an attractive patio area with a raised decked area to enjoy the sun all day with a large covered log store. Garden is defined with a shared access path to one side.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

C

Services

All mains services connected. Gas central heating.

Directions

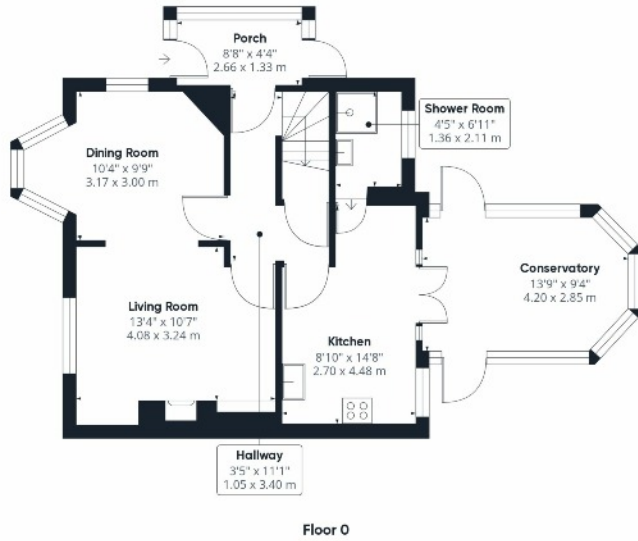
From our Windermere office in Ellerthwaite Square, turn left onto Ellerthwaite Road which continues up, turn right onto Park Avenue, and the property is on the left hand side.

What3words//////Lights.infringe.fortified

Internet

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





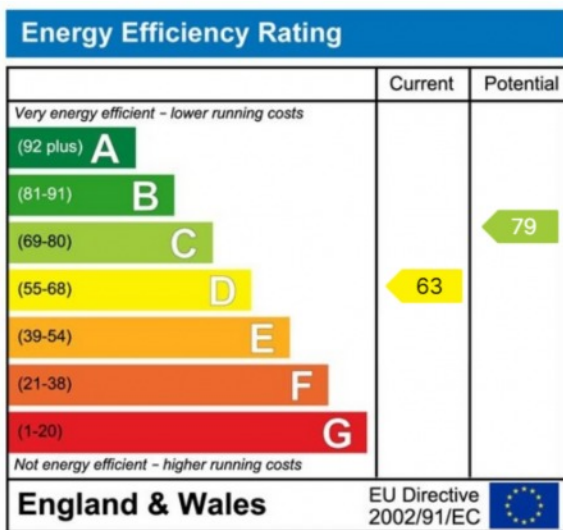
Approximate total area⁽¹⁾
 1069.93 ft²
 99.4 m²



(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 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.