



33 School Knott Drive

Windermere, LA23 2DY

Guide Price £330,000

33 School Knott Drive

Windermere

A good sized contemporary three bedroom semi-detached house with modern fixtures and fittings throughout including oak doors, anthracite windows and a Wren kitchen. The spacious well balanced layout comprising; of a living room, large dining kitchen, downstairs WC and utility on the ground floor being complemented by the three large bedrooms and bathroom on the first floor. Outside you will find a modern easy to manage garden to the front, side and rear. Over the last few years the property has been modernised including a new kitchen, bi fold doors, new windows, Family bathroom and a new roof. Pleasantly located in a quiet residential area in Windermere, in a most convenient location within walking distance of Windermere village and all its amenities and local primary schools. Number 33 is a spacious three-bedroom semi-detached property that benefits from easy to manage gardens. An ideal home for family living or those first time buyers looking to get onto the property ladder. The property is subject to a Cumbria wide local occupancy clause, please contact the office for more details.

Conveniently located, with Queens Park recreation ground close by easy access to the centre of the village with a wide range of shops and amenities together with local convenient stores and bus & railway stations. The recreation field close by has sports club and tennis courts and there are plenty of walks from the doorstep including School Knott.





Accommodation

On the ground floor you will enter through a composite front door into an inner hallway with a window some storage space, electric under floor heating and a storage cupboard, which houses the electrics. The floor is fully tiled.

Kitchen/Diner

Straight ahead off the hall is the good-sized kitchen that has bi fold doors out on to the rear. The beautiful winter blue kitchen installed in the last 12 months by Wren offers a wide range of wall, base units and deep pan drawers complemented with Silestone work tops. There are integral Neff appliances including dishwasher, 4 ring induction hob with extractor over, double oven and sink unit. In addition to the bi fold doors there is a window looking out to the garden. Ample space for family dining table.



Utility room

Off the kitchen there is a utility room with an external door. There is space and plumbing for a washer and drier and a tall fridge freezer. There is also a wall mounted boiler.

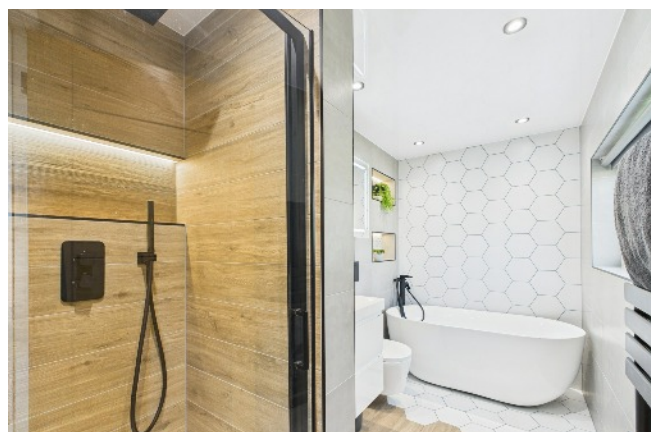
Cloakroom

With WC and hand basin with storage under. There is a window and fully tiled floor and walls.

Sitting room

A light and bright sitting room with dual aspect over the front and rear of the property. A real feature is the modern panelling which is lit from behind to the central wall and laminate flooring. Stairs lead up to the first floor landing which has the access hatch for the loft and windows





Bedroom one

At the front of the property is a good size double room with a dual aspect over both the front and rear of the property. A fitted wardrobe with mirrored doors is offers great storage.

Bedroom two

A double room with fitted wardrobes and a pleasant outlook over towards the beck.

Bedroom three

A good side single room with a large window overlooking the front of the property. Space for bedroom furniture.

Bathroom

A contemporary family bathroom with a four piece suite in white with modern black fixtures and fittings, There is a glass shower with dual shower heads, freestanding oval bath with waterfall taps, hand basin with storage drawers underneath and an LED mirror above and WC. Fully tiled floor with electric under floor heating and tiled walls, decorate in built storage shelves, ladder style radiator and window with obscured glazing.





Outside

From the pedestrian access lane there is a gate leading in to an open plan style enclosed garden encompassing the front, side and rear garden. Artificial grass for easy maintenance surrounded by a mix of newly erected fencing and beech hedges. To the side of the property there is a paved area, ideal for an outdoor furniture and a lean to bin store which neatly hides everything away. At the rear up a few stone steps is a large storage shed with light and power. As you make your way round to the rear of the property you will find a further patio area and rockery style raised beds and an outside tap.

Tenure

Freehold

Services

All mains services connected

Council tax band

C

Note: The property is subject to a local occupancy restriction in that the buyers meet the requirement of having lived and or worked in Cumbria for the last three years. For more information, please contact our Windermere office.

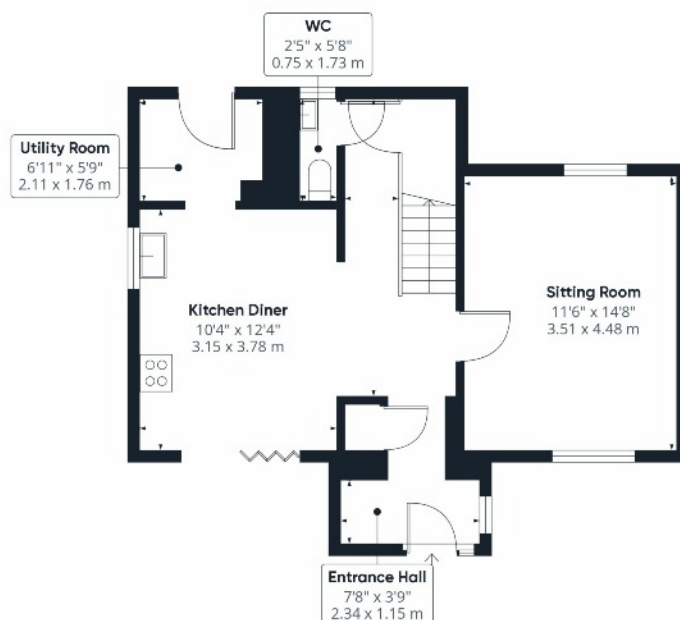
Internet Speed

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

Directions

Proceed out of Windermere towards Bowness, bearing left on to Ellerthwaite Road immediately before Windermere Park Hotel. At the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road. Continue along and take the fourth right into School Knott Drive. Follow the road up and number 4 is on the right hand side.





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total areaⁱⁱⁱ
1011.06 ft²
93.93 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.