



8 Sweden Park

Ambleside, LA22 9EY

Guide Price £700,000

8 Sweden Park

Ambleside

Discover a fantastic opportunity to acquire a well preserved two bedroom detached property. Offering spacious and versatile accommodation which could be reconfigured. Although the property has been well maintained it will require modernisation. Enviably positioned gently elevated above the town in a private setting. This charming home offers breath taking panoramic south west facing views towards Loughrigg, Wansfell Pike, Latterbarrow, Wetherlam on a clear day, Lake Windermere and all over the town towards St Mary's Church. Perfectly suited for a renovation project, this property boasts spacious proportions, including a generous welcoming living room, a functional kitchen, a dining room, and two generously sized bedrooms, one with an ensuite. Additionally, the property features a private wrap around garden, gated parking spaces, and an expansive garage with tremendous potential. We understand this property would make an ideal main residence or second home.

Located just a five minute stroll from the village centre, 8 Sweden Park is an ideal base for exploring the vibrant and bustling town of Ambleside. Here, you'll find a wide array of independent shops, delightful eateries, and charming pubs for fine dining and socialising. For outdoor enthusiasts, Sweden Park offers easy access to numerous walking and exploration opportunities right from your doorstep. Plus, Ambleside provides all the practical amenities you need for everyday living, including doctors, dentists, a post office, and small grocery stores. What's more, this wonderful home is conveniently situated just 30 minutes away from Junction 36 of the M6, making it an ideal choice for commuters or weekend travellers.





Accommodation

Glass front door leading to;

Hallway

The primary hallway hosts a large double built in storage cupboard with integrated shelves and wardrobe space perfect for coats and shoes.

Kitchen

12'4 x 9'5 (3.76m x 2.87m)

The kitchen is well lit with large front windows, creating a pleasant and airy atmosphere. A selection of various wall, base and larder storage cupboards. Partly wall tiled with tiled splash backs. Integrated appliances include a NEFF electric oven, grill, cooker and copper extractor and a stainless steel sink with mixer tap. There is space for freestanding washing machine, dishwasher and fridge.



Dining Room

12'4 x 9'5 (3.76m x 2.87m)

The spacious dining room enjoys views out towards Loughrigg and the rear garden through the large sliding window and enjoys coving ceiling features.

Lounge

23'5 x 18'6 (7.13m x 5.65m)

A wonderful generous triple aspect room with double glazed sliding patio doors out to the balcony with stunning far reaching views of Loughrigg and Wansfell Pike to name a few can be admired. There is a mock fireplace surrounded by a tactile green slate rounded hearth. TV point.





Inner Hallway

The spacious hallway with loft hatch. Leading to;

Bathroom

A three piece coloured suite comprising of a pedestal sink, panelled bath and WC. The wall is part tiled and there is a large panelled window with obscured glass.

Bedroom One

13'7 x 12'8 (4.13m x 3.87m)

The main bedroom is a spacious double room benefitting from superb Lake views and Loughrigg. There is an integrated wardrobe.

En Suite

Coloured three piece suite consisting of a WC, pedestal sink and panelled bath. Part tiled wall.

Bedroom Two

13'7 x 10'2 (4.13m x 3.11m)

Double room with large windows to the front of the property, which also has a large integrated storage cupboard.



Outside

The property is approached via a shared drive with the opposite neighbour. Leading to a gated drive. The front of the property enjoys a well maintained sloping garden, surrounded by flower beds, mature shrubs and small patio areas. Towards the bottom of the garden there is a gate onto Sweden Bridge Lane. There is ample parking space, including an enormous double/triple length garage with an extra storage room and an undercroft, perfect for storage. The garage hosts the boiler, gas meter, water tap, electric, electric meter and consumer unit.

Please note the neighbour will have the right to access the gate on Sweden Bridge lane for the remainder of his life time.

Directions

Heading out of the village on the A591, turn right at the mini roundabout up Smithy Brow. Take the second left onto Sweden Bridge Lane, proceed up the lane for approximately 150m and

turn right into Sweden Park, continue down to the very bottom to number 8.

What3Words///lottery.emotional.bond

Services

Mains drainage, water and electric. Gas central heating.

Tenure

Freehold

Internet Speed

Superfast speed of 60 Mbps download and for uploading 14 Mbps as per Ofcom website.

Council Tax Band

F

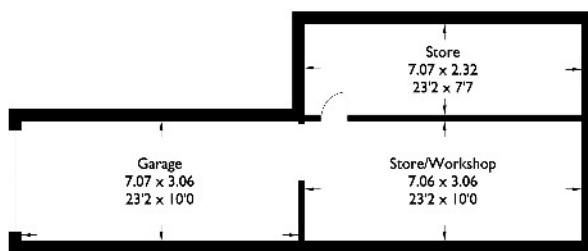
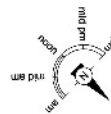


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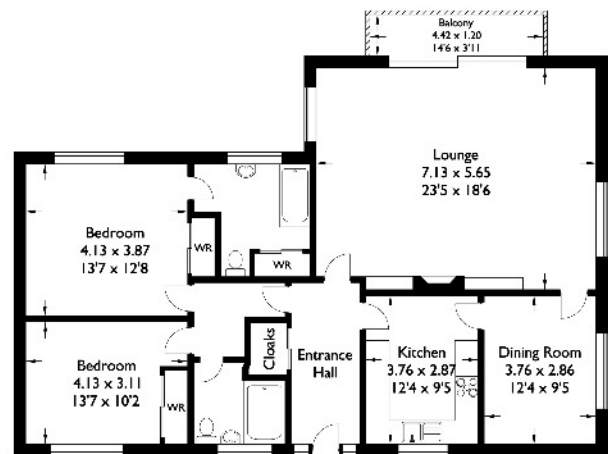
Approximate Gross Internal Area : 121.06 sq m / 1303.07 sq ft

Outbuilding : 61.13 sq m / 657.99 sq ft

Total : 182.19 sq m / 1961.07 sq ft

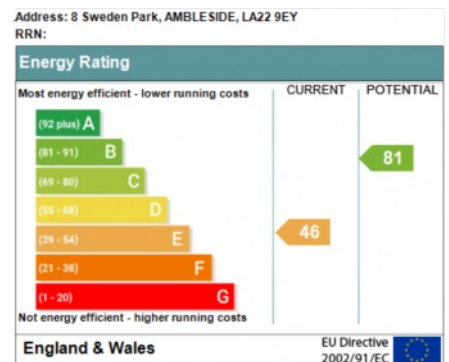


Outbuilding



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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.