



27 Victoria Road North

Windermere, Cumbria, LA23 2DS

Guide Price £450,000

27 Victoria Road North

Windermere

Nestled in a quiet residential area, this charming 2 bedroom detached house offers a comfortable living environment. Boasting gas central heating and double glazing throughout, the property features an open plan layout between the sitting room and conservatory with a sleek, modern newly fitted kitchen. The house comprises of two double bedrooms, occasional loft room and a larger than average bathroom. There is opportunity to develop the existing occasional room in the loft subject to obtaining planning permission to create a further bedroom/s. Situated in a cul-de-sac location, residents can enjoy peace and tranquillity while still having easy access to local amenities.

Conveniently situated on Victoria Road North is well placed for access to the centre of Windermere village with a wide range of shops and amenities together with local convenient stores and bus & railway stations. The recreation field nearby has a sport club and tennis courts and there are plenty of walks close by including School Knott. located in the heart of the Lake District National Park. The property is conveniently placed for the many amenities available both in and around Windermere including the bus and railway services and is within easy reach of the M6.



Accommodation

Two steps up to the front door, which leads into small inner hallway with open tread stairs up to first floor and doors into sitting room and kitchen.

Kitchen

Newly fitted modern Howdens kitchen in Antique rose, with ample wall and base units with laminate work tops. Dual aspect from two windows one at the rear and one at the side. White sink and drainer and electric 4 ring hob with extractor above and double oven below.



Sitting Room

A large bright room with a large window at the front. Decorative stone fireplace with mantle above. two radiators and TV point.



Open to

Conservatory

Full windows and an external door which leads out to the rear garden. Clear corrugated roof allows light to flood in. Laminate floor.

Stairs from inner hall lead up to first floor landing which has a large window overlooking the front.

Bedroom One

Double room at the front of the property with large window and space for bedroom furniture. There is a radiator.

Bedroom Two

Further double room with large window looking over rear with views in the distance towards Orrest Head There is a radiator.

Bathroom

Larger than average bathroom with white three-piece suit comprising of bath with shower over, pedestal hand basin and WC. Partially tiled walls, airing cupboard with shelving and a radiator. Newly fitted boiler from May 2024.



Fixed wooden ladder from the first-floor landing leads up to

Occasional Room

Currently used as an occasional room, with two Velux windows and deep eaves storage. This area gives the new purchaser an opportunity and scope to develop and create a further bedroom/s subject to obtaining planning permission.



Outside

To the rear is a graveled patio area and access into the garage. To the front is a pleasant, tiered garden, which is planted with pretty flowers and shrubs. There is also a driveway that leads down to the garage which has ample room for two cars. In addition to the side entrance, double doors from the drive give access to the garage has a window, a sink unit and plumbing and space for a washer and separate drier.

Services

Mains Gas, Electric & Water are all connected.

Council Tax

D

Tenure

Freehold

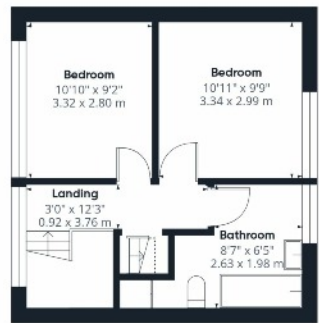
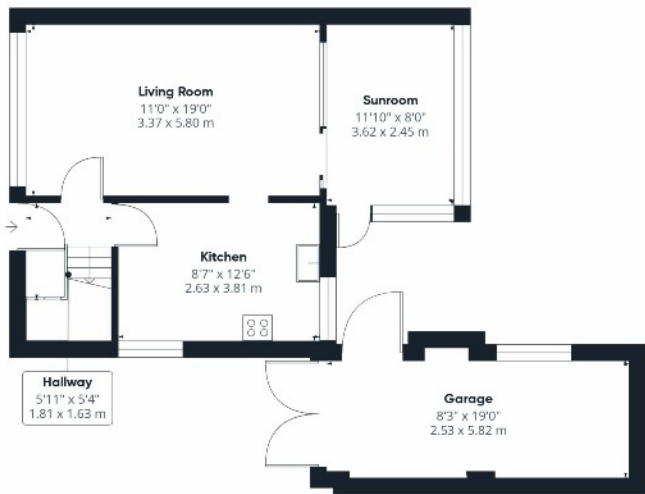
Broadband Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

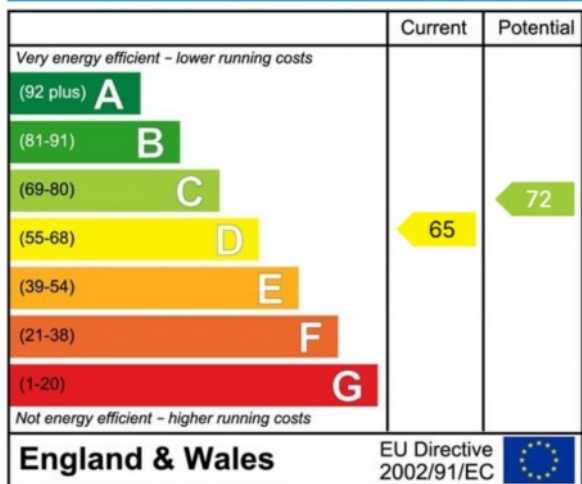
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Directions

From our Windermere Office, head east onto College Rd towards Ellerthwaite Square, A5074 then turn left onto Ellerthwaite Square then Continue on Broad St. Take Park Rd, Limethwaite Rd and Fairfield Rd to Victoria Rd North, turn right and the property is on the right.



Energy Efficiency Rating



MATTHEWS BENJAMIN

Approximate total area⁽¹⁾
1111 ft²
103.2 m²

Reduced headroom
84 ft²
7.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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.