



26 Crown Rigg Brantfell Road, Bowness-On-Windermere

£545,000





26 Crown Rigg Brantfell Road

Bowness-On-Windermere, Windermere

A well presented semi-detached property within this prestigious development located in Bowness-on-Windermere pleasantly tucked away from the village. The property is conveniently placed for the many amenities both in and around the village which includes restaurants, shops and cafes, an excellent choice of primary and secondary schools, the Royal Windermere Yacht club, Marina and Golf Club. Windermere railway station provides connecting services to the West Coast Main Line. Bowness Bay that is less than 5 mins down the hill and the view from Brant Fell 10 minutes in the other direction which gives access to many beautiful walks in all directions.

The well proportioned property comprises a welcoming porch, entrance hall, dual aspect sitting room, dining room, kitchen and cloakroom to the ground floor. The first floor offers three impressive double bedrooms with fitted wardrobes and a family bathroom, the primary bedroom is dual aspect and has an en suite shower room . The property benefits from gas central heating, double glazing and is offered with no upper chain.

Outside there are delightful gardens to the front and rear with two off street parking spaces.

All interior photos and most of the outdoor photos have been supplied by the owner.

PLEASE NOTE - the property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

- Modern semi-detached property in exclusive development
- Walking distance from Bowness bay in quiet and private position
- NO ONGOING CHAIN
- Beautiful walks from the doorstep
- 2 private parking spaces
- Dual aspect sitting room with doors leading to garden
- Bathroom, en-suite and cloakroom
- Front and rear gardens
- Dining room with feature window and glazed door through to kitchen
- Well proportioned rooms

Proceed from Windermere into Bowness and at St Martins Church turn left into Kendal Road. Take the first turning left into Brantfell Road and continue up the hill and the entrance to Crown Rigg is on the right. Continue pass the garages and number 26 is the right hand semi facing you. WHAT3WORDS:subtitle.explored.pinks

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR

HALLWAY

13' 9" x 6' 9" (4.19m x 2.05m)

Both max. Single glazed door, radiator, understairs storage.

SITTING ROOM

17' 5" x 15' 0" (5.30m x 4.58m)

Both max. Double glazed door, two double glazed window with dual aspect, radiator, living gas flame fireplace.

DINING ROOM

15' 9" x 12' 0" (4.80m x 3.65m)

Both max. Feature bay double glazed window with deep sill, radiator.

KITCHEN

12' 6" x 12' 4" (3.82m x 3.77m)

Both max. Double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, integrated fridge freezer, integrated dishwasher and washing machine, tiled splashback.

CLOAKROOM

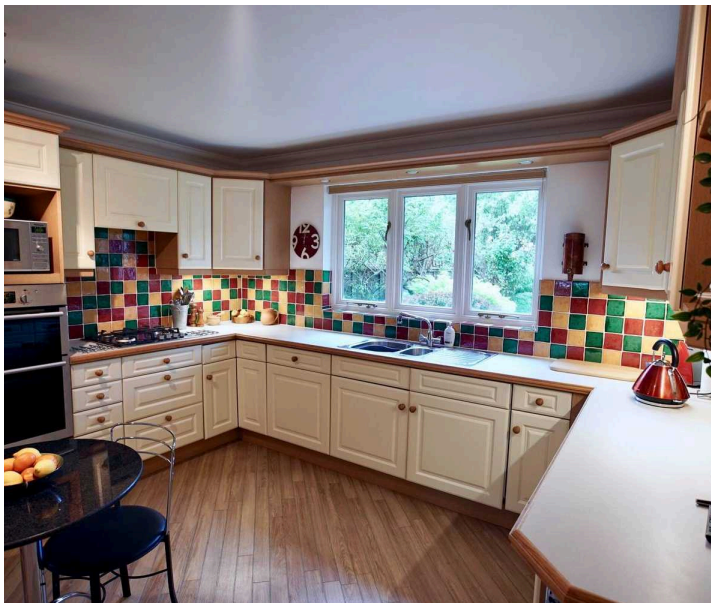
6' 0" x 5' 8" (1.84m x 1.72m)

Both max. Double glazed window, radiator, W.C. wash hand basin, partial tiling to walls, recessed spotlights.

PORCH

6' 1" x 4' 10" (1.86m x 1.47m)

Both max. Oak double glazed door, radiator, tiled flooring, recessed spotlights, built in cupboard.



FIRST FLOOR

LANDING

12' 9" x 6' 5" (3.88m x 1.96m)

Both max. Radiator, built in large built in cupboard housing newly installed gas combination boiler.

BEDROOM

17' 11" x 15' 7" (5.47m x 4.76m)

Both max. Two double glazed windows with dual aspect, radiator, recessed spotlights, built in wardrobe.

EN-SUITE

8' 10" x 4' 8" (2.70m x 1.43m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, shave point, recessed spotlights.

BEDROOM

14' 1" x 12' 1" (4.30m x 3.68m)

Both max. Double glazed window, radiator, fitted wardrobes, recessed spotlights.

BEDROOM

12' 6" x 10' 7" (3.81m x 3.22m)

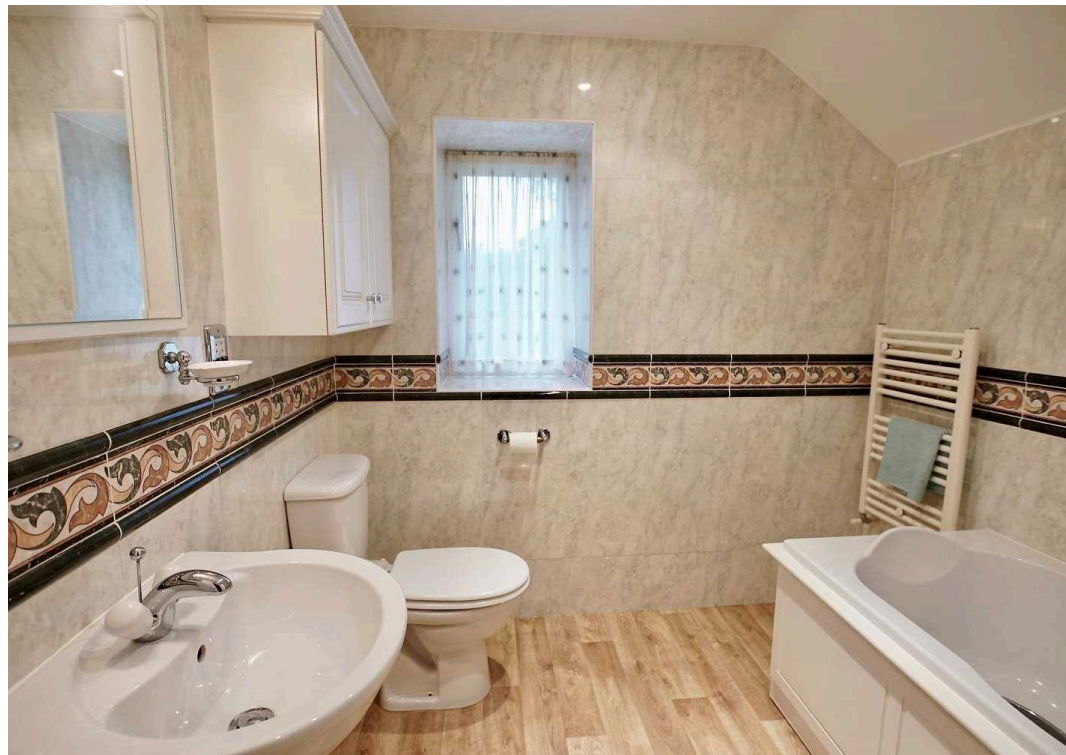
Both max. Double glazed window, radiator, fitted wardrobes, recessed spotlights.

BATHROOM

9' 6" x 7' 5" (2.89m x 2.25m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled walls, shaver points, recessed spotlights, extractor fan.









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