



## Windermere

**£650,000**

West View  
9 Craig Walk  
Windermere  
Cumbria  
LA23 2ES

Larger than one might think and with an oasis of a garden to the rear. A modern detached 3 bedroomed house (1 en-suite) with 2 reception rooms, dining kitchen, conservatory and integral garage. Immaculate gardens, elevated views from the first floor and off-road parking for 2 cars.

Property Ref: W5695





Sitting Room



Patio and Rear Garden



Office

**Location:** Midway between Windermere and Bowness-on-Windermere. From the main one-way system in Windermere, proceed down New Road which continues as Lake Road towards Bowness-on-Windermere. Turn left after Thornbarrow Road onto Craig walk, just before the Police Station and West View is a short way up on the left.

On the quieter part of Craig Walk and with the added benefit of not having other houses directly opposite.

**Description:** Built in the mid 1990's, West View is a good sized detached house with elevated views from the first floor, integral garage plus driveway parking for 2 cars and immaculate gardens with the rear garden being a rear oasis of calm complete with a small stream on the lower edge.

The accommodation consists of a large entrance hall with separate WC, sitting room, office/bedroom 4, breakfast kitchen, conservatory, utility and garage on the ground floor and 3 bedrooms (1 en-suite), bathroom and walk-in store/wardrobe. The property has gas-fired central heating and double-glazed windows.

Outside to the front is a driveway for 2 cars and a pretty front garden area which formerly was a 3rd parking space. The rear garden overlooked by the conservatory is a true gem and it is not a surprise to find out it has won several awards over the years. A great place to relax complete with a small stream bubbling away.

**Accommodation:** (with approximate measurements)

**Entrance Hall** Larger than normal it gives a feeling of space enhanced by the open vaulted ceiling and return staircase. Built-in cupboard.



Breakfast Kitchen



Conservatory



Bedroom 2



Bedroom 1



Bathroom

Separate WC With wash basin.

**Living Room** 20' 2" x 13' 0" (6.15m x 3.96m) A dual aspect room with gas-fired coal-effect fire.

**Office** 11' 4" x 10' 8" (3.45m x 3.25m)

**Kitchen** 20' 8 max" x 10' 8" (6.3m x 3.25m) With a range of fitted wall and base units, part-tiled walls, stainless steel sink and integrated dishwasher, fridge, electric oven and gas hob with cooker hood over, double doors to

**Conservatory** 14' 0" x 10' 11" (4.27m x 3.33m) Overlooking the garden.

**Utility** 11' 9" x 6' 0" (3.58m x 1.83m) With Worcester gas-fired boiler, plumbing for washing machine and space for a dryer.

**Garage** 14' 5" x 11' 9" (4.39m x 3.58m) Accessed through the utility room with light and power.

Return stairs to First Floor

**Landing** Overlooking the entrance hall to enhance the feeling of space.

**Bedroom 1** 16' 3 max" x 13' 0 max" (4.95m x 3.96m) With a range of fitted furniture.

**Bedroom 2** 11' 9" x 10' 8" (3.58m x 3.25m) Fitted cupboard and ensuite shower room of WC, wash basin, shower cubicle, tiled floor and walls and Velux window.



Rear Garden



Bedroom 3



Rear Garden



Entrance Hall



Bedroom 2

**Bedroom 3** 11' 9" x 11' 9" (3.58m x 3.58m)

**Bathroom** With tiled walls, bath with shower over, wash basin and WC.

**Store** 8' 7" x 6' 9" (2.62m x 2.06m)

**Outside:** Parking for 2 cars and small front garden (formally 3rd parking space). To the rear is a beautiful garden with central lawn, large patio, rockery, greenhouse and summer house. It even has a small stream running down the far side of the garden.

**Services:** Mains gas, electric, water and drainage. Gas-fired central heating to radiators and double glazed windows.

**Council Tax:** South Lakeland District Council - Band F.

**Tenure:** Freehold.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Front Elevation



Ordnance Survey Ref: 00992951

# West View, 9 Craig Walk, Windermere, LA23

Approximate Area = 1642 sq ft / 152.54sq m

Limited Use Area(s) = 113 sq ft / 10.50 sq m

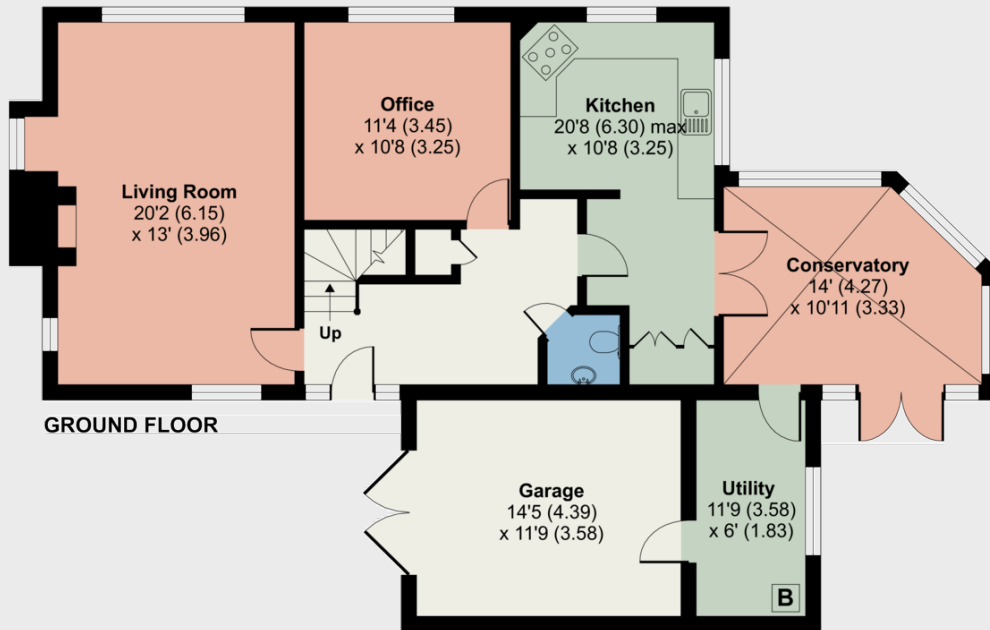
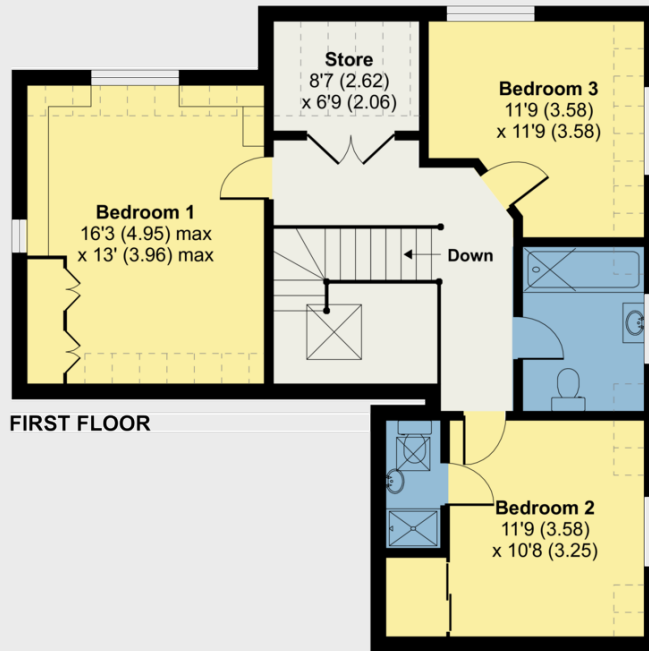
Garage = 171 sq ft / 15.89 sq m

Total = 1926 sq ft / 178.93 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 767956

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