



Bowness

£500,000

3 Brantfell Walk, Bowness, Cumbria, LA23 3AT

Welcome to your next home, a modern 3-bedroom detached house is in an elevated position within a peaceful cul-de-sac. This property offers the perfect blend of contemporary design and comfort, with a ready-to-walk-in appeal and located just a short distance from the amenities of Bowness, you'll have easy access to shops, restaurants, and leisure activities. Lake Windermere and transport links are also within easy reach. A great opportunity for locals to purchase as this has a Local Occupancy Restriction. No onward chain!

Quick Overview

- Modern detached house
- 3 good bedrooms
- Gas central heating and double glazing
- En suite and cloakroom
- Sizeable living/dining room
- Garage and off road parking
- Landscaped rear garden for ease of maintenance
- Convenient location close to the amenities of Bowness
- Local Occupancy Clause applies
- Superfast broadband available



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1



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Superfast
available



Garage and
driveway parking

Property Reference: W6285



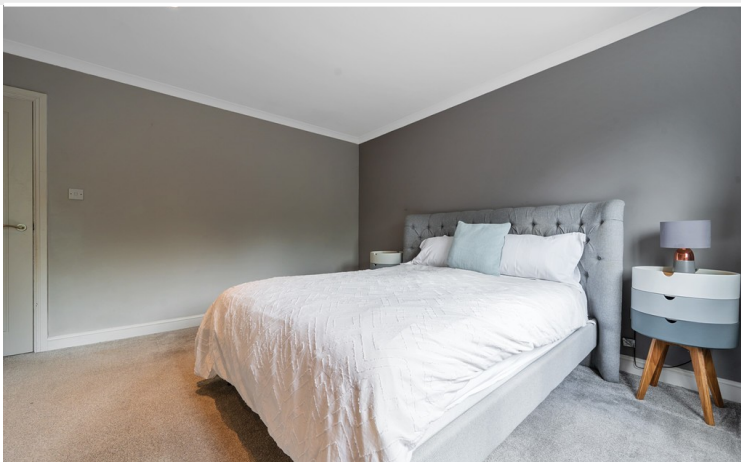
Living/Dining Room



Living Room



Kitchen



Bedroom 1

As you enter, you'll be greeted by an entrance hall with wood effect flooring throughout. Stairs lead off to the first floor and there is a convenient cloakroom with WC and wash basin. The spacious living/dining room that serves as the heart of the home. The room features a stylish media wall incorporating an inset electric fire, large box bay window and double doors leading into the garden, generate great natural light and offer a space perfect for family movie nights or entertaining guests.

The kitchen offers a range of wall and base units with granite worksurface and matching upstands and splashback. This room also includes an enamelled sink and mixer tap, built in 4 ring electric with extractor hood over, electric oven and slimline dishwasher. Ample worktop space and generous unit allowance makes meal preparation a joy.

At first floor level, the landing area provides access to the loft and storage cupboard. The property boasts three generously sized bedrooms, each designed with comfort in mind. The primary suite is a true retreat being generously proportioned and featuring a replacement fully tiled en suite shower room for added luxury including corner shower cubicle, WC and pedestal wash basin. The additional double bedrooms are perfect for family members or guests, with plenty of space and the third bedroom benefiting from built in wardrobes.

The fully tiled family bathroom comprises a WC, pedestal wash hand basin, panelled bath and mixer tap and shower attachment.

Outside, the property enjoys a fully landscaped garden. To the front loose chippings and artificial grass which offers ease of maintenance and some wonderful formal outdoor entertaining spaces to the rear. This includes a decked area, polished flagged patio with built in seating and artificial grass, perfect for children and those with pets. The garage is an excellent storage space or for those who wish to house a vehicle and offers a water tap, power and light. The additional driveway provides parking for 2 vehicles.

With no onward chain - this property is worthy of an early viewing so not to miss out!



En Suite shower room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear garden

Accommodation: (with approximate measurements)

Entrance Hall

Living/Dining Room 16' 9" x 16' 7" (5.12m x 5.08m)

Breakfast Kitchen 10' 6" x 10' 3" (3.22m x 3.14m)

Cloakroom

First Floor Landing

Bedroom 1 13' 4" x 12' 11" (4.08m x 3.96m)

En suite shower room

Bedroom 2: 12' 11" x 10' 2" (3.96m x 3.11m)

Bedroom 3: 11' 6" x 9' 7" (3.53m x 2.93m)

Bathroom

Garage: 17' 7" x 9' 0" (5.36m x 2.76m)

Property Information

Services: Mains water, mains drainage, mains electric and mains gas.

Council Tax: Westmorland and Furness Council - Band E

Tenure: Freehold

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: [///thumbnail.mice.adding](#)
From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road. Continue up the hill into Brantfell Road and proceed for approximately 500 yards. passing the turning on the right to Fairfield. Continue further up the hill and bear left into Brantfell Walk and No 3 is to be found on the left hand side.

Request a Viewing Online or Call 015394 44461



Rear garden



Rear seating area



Living/Dining Room



Bedroom 2



Bedroom 3

Local Occupancy Restriction:

Please note a local occupancy clause applies to this property stating that the occupation of the property is limited to the following descriptions of persons (a) A person employed, about to employed or last employed in the locality(b) A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality. In this condition 'locality'shall mean the administrative County of Cumbria and the expression 'person'shall include the dependants of a person residing with him or her or the widow or widower of such a person.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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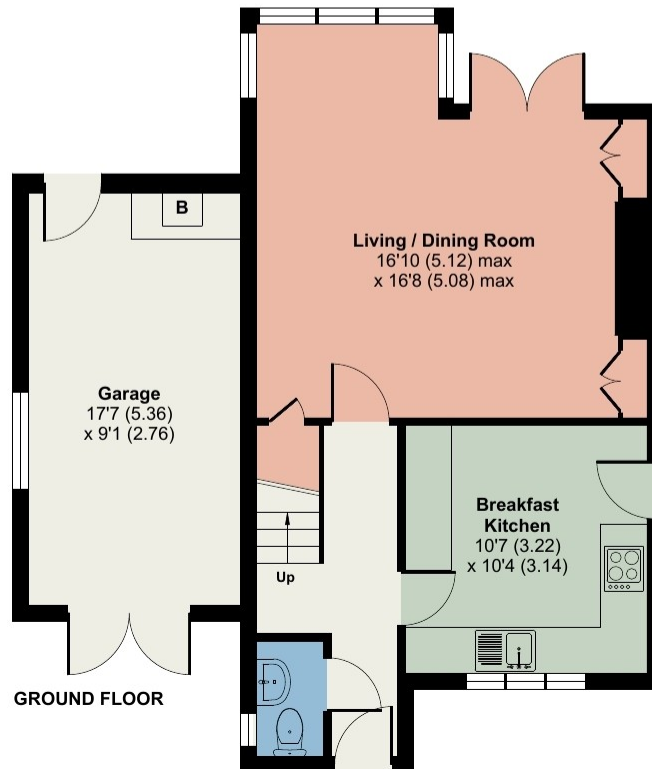
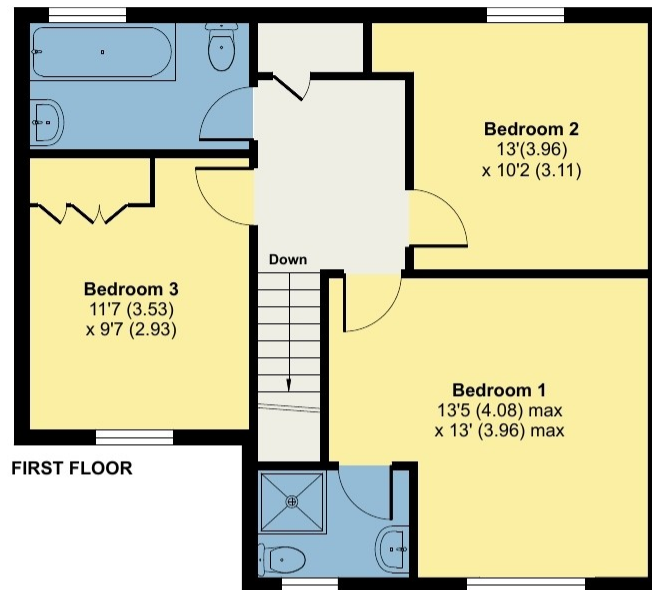
Brantfell Walk, Bowness-on-Windermere, LA23

Approximate Area = 1009 sq ft / 93.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



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