



# 28 Craig Walk

Bowness-on-Windermere, LA23 2HB

Guide Price £675,000

# 28 Craig Walk

## Bowness-on-Windermere

Opportunity has arisen to purchase 28 Craig Walk, a detached bungalow with large gardens and views of the fells, located in a quiet residential area. 28 Craig Walk has been much loved by the current vendors for many years, but is in need of some modernisation and ready for the next generation to put their mark on it. The property is set in a good sized plot with garden all round, tarmac driveway with parking for several vehicles and to the rear there are the most fantastic panoramic views across towards the fells including Claife Heights, Wetherlam, Crinkle Crag, The Langdales to name but a few! Originally built in 1963, this true bungalow offers a sitting room, with a large balcony, kitchen/diner, four bedrooms, three doubles and one single and a family bathroom. An undercroft space offers a space for a workshop. This spacious property is fully double glazed and has plenty of scope for development and would suit a wide range of buyers, either as a family home, retirement property, or someone looking to downsize to a manageable property, or a weekend/holiday retreat.

The property is situated on Craig Walk, located on the edge of the popular tourist honey pot of Windermere, boasting an elevated position to offer surrounding fell views. The quiet yet convenient position is just 15 minutes walk to Lake Windermere and the centre of the village which offers a wide range of shops, cafes, restaurants and local amenities and also within easy reach are Windermere Marina, Royal Windermere Yacht Club and Windermere Golf Club together with a choice of good public and private schooling at all levels. The location really does offer the best of both worlds and there is direct access to the Lake Districts many fantastic walkways right from your doorstep.





### Accommodation

Slate steps lead up to an open entrance porch with glazed double door in the hallway.

### Hallway

A central hallway giving access to all rooms with loft access. A walk-in storage cupboard with shelving.

### Living Room

*24'5 x 11'11 (7.44m x 3.64m)*

Good sized living room with a large window facing west enjoying the views and sliding patio doors to the garden aspect to give access to the balcony and to make the most of the beautiful westerly views. Central to the room is a wall mounted gas effect pebble fire. TV and Telephone points.



### Kitchen Diner

*14'5 x 11'11 (4.39m x 3.64m)*

*11'11 x 9'11 (3.63m x 3.03m)*

Large spacious room offering to the front aspect a fitted kitchen with a range of wall and base units with inset stainless steel sink unit, laminate work surfaces, fully tiled floor and partially tiled walls. There is a built in double oven, five ring gas stainless hob, dishwasher and fridge, space and plumbing for a washing machine. There is a large double glazed window over looking the front of the property. The dining area has a stained wooden floor with sliding patio doors leading out to the balcony with fantastic fell views. This is a great space, large enough to accommodate a family sized dining table. Built in cupboard offering plenty of storage and housing the boiler.





### Bathroom

A good size house bathroom with a three piece suit comprising of a bath with shower over and glass shower screen, pedestal hand basin and WC. Partially tiled walls, tiled floor and storage cupboard which has shelves in it.

### Bedroom One

*12'11 x 11'11 (3.94m x 3.64m)*

A good sized double overlooking the garden enjoying impressive fell views, including The Langdales and Crinkle Craggs. There is a built in wardrobe and a radiator.

### Bedroom Two

*12'8 x 11'11 (3.85m x 3.63m)*

A double room, located at the front of the property with plenty of room for bedroom furniture. Two built in wardrobes providing ample storage and radiator.

### Bedroom Three

*11'10 x 9'11 (3.61m x 3.01m)*

A further comfortable double room, located at the front of the property with a radiator.

### Bedroom Four

*8'10 x 8'2 (2.70m x 2.49m)*

Located at the front of the property, this good size single room will equally make a great office space. With radiator.

### Under Croft

*27'0 x 7'0 (8.23m x 2.13m)*

Beneath the level living bungalow is an under croft which is accessed externally. Perfect area for garden storage or small workshop.





### Outside

Occupying a generous plot with a parking area which can accommodate two or three vehicles. The gardens, which are a little overgrown and need a little imagination but currently offer mainly patio areas and a lawn area with established borders with mature shrubs and bushes. Meandering paths leading to various paved seating areas and a pond in the centre of the garden. There is also a green house and shed.

### Directions

From Windermere proceed out of the village towards Bowness on New Road continuing as Lake Road and turn left onto Craig Walk just prior to the Police Station. Continue to the top of the hill bearing right 28 Craig Walk can be found on the right hand side. Whatthreeords: ///overdrive.birthdays.large

### Services

Mains water, drainage, gas and electricity. Gas fired central heating to radiators.

### Tenure

Freehold.

### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Council Tax Band

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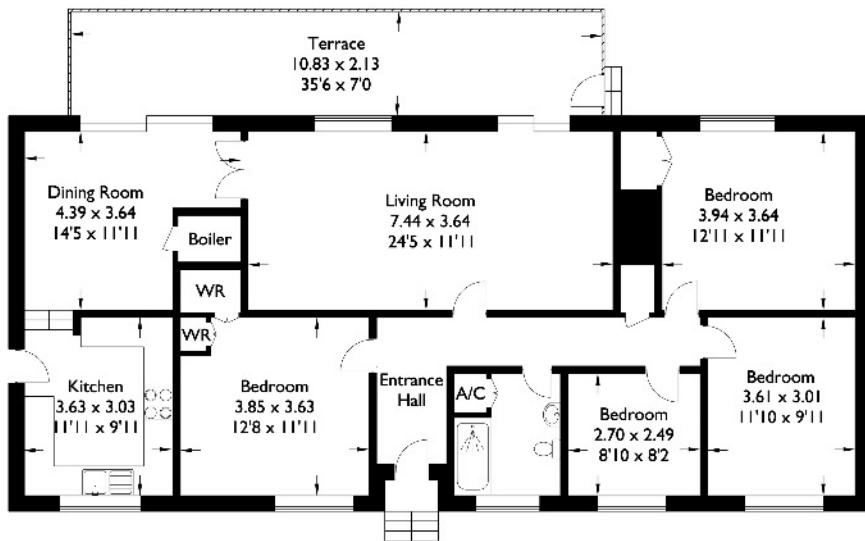
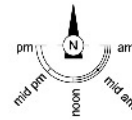
# 28 Craig Walk

Approximate Gross Internal Area : 124.58 sq m / 1340.96 sq ft

Workshop : 6.73 sq m / 72.44 sq ft

Dry Store : 17.52 sq m / 188.58 sq ft

Total : 148.83 sq m / 1601.99 sq ft

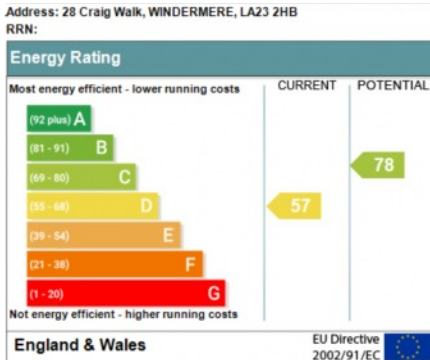


Ground Floor



Outbuildings

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.