



13 Quarry Brow

Bowness-On-Windermere, LA23 3DW

Guide Price £375,000

13 Quarry Brow

Bowness-On-Windermere

An opportunity has arisen to purchase 13 Quarry Brow, a well planned two bedroom townhouse, which is presented beautifully and modernized including UPVC windows throughout, modern kitchen and bathroom and electric garage door. The property has a spacious open plan living area with a balcony, two double bedrooms, bathroom and double garage with parking in front. This property would suit a wide range of buyers, particularly those seeking an easily kept weekend/holiday home/let within one of the most popular areas of the Lake District. There is great access for leisure facilities, sailing, shopping, and several eateries. The position and size of the property would also appeal to those seeking to create a holiday letting investment.

Located in the heart of Bowness village, Quarry Brow is a development of townhouses and apartments only a few minute's walk from a wide range of shops, restaurants, cafes and the lake shore at Bowness Bay. No 13 is particularly well placed with parking in front of the integral double garage. A short walk leads into the centre of this bustling village with a wide choice of amenities, shops, bars & restaurants. Boating facilities are also close by with Windermere Marina and Royal Windermere Yacht club on the doorstep.



Accommodation

Front entrance to the side of the garage leads to stairs to the first floor landing and hallway.

Bathroom

A good sized bathroom with three-piece white suite comprising of a bath, with electric shower over with a glass shower screen, WC and hand basin. Fully tiled walls, shaving points, heated towel rail and laminate floor. There is UPVC window, with obscured glass.

Bedroom One

Large double bedroom, which is light and bright, there is two large windows overlooking the front of the property. There is a radiator and ample room for bedroom furniture. In addition, there is a large built in storage cupboard.



Bedroom Two

A further double room at the rear of the property with a large window and radiator. There is also a large storage cupboard with a hanging rail.



Stairs lead up to second floor.

Open Plan Kitchen, Diner, Sitting Room.

The design of the property provides an excellent open living space on the top floor with the front elevation having a particularly sunny aspect with ample space for sofa's as well as a dining area. There are sliding patio doors and full width glazing opening out onto the balcony, with modern glass balustrade. From the balcony you can enjoy views of the fells in distance and small glimpses of the lake



The kitchen area is modern and offers a good range of wood wall and base units, including some display units with glass doors, complimented with coordinating worktops. There is a steel sink unit and drainer, with window above. There is a Neff electric double oven and an extractor over a 5 ring Diplomat gas hob. A Whirlpool integral dishwasher and space for a freestanding fridge freezer. The kitchen offers a bright workspace with two UPVC double glazed windows at the rear looking out over gardens.

Outside

An excellent double garage and parking facility with an electric door. To the rear of the garage is a utility area including plumbing for washing machine, gas multi point heater for hot water and a gas central heating boiler. There are also two large storage cupboards which both have shelving and doors on them. Front forecourt parking area in front of the garage for one car.

Services

All mains services are connected. Gas fired central heating.

Tenure

Freehold.

Council Tax

D

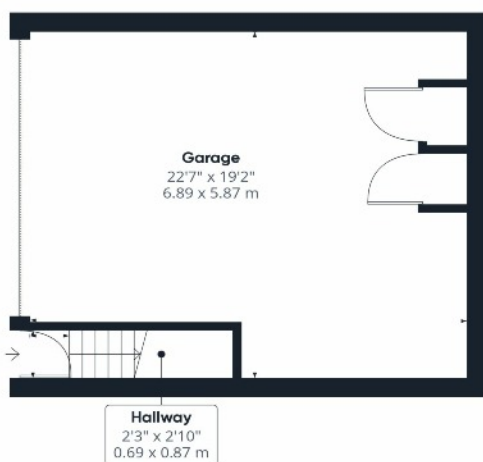
Internet Speed

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



Directions

From Windermere head down Lake Road/ New Road into Bowness village. Continue through the shops down Crag Brow and turn right at the mini roundabout onto Rayrigg Road. After around 200 yards turn first right into Quarry Brow and the property is in the centre of the third block on the lefthand side.



Floor 0



Floor 1



Floor 2

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

1231.75 ft²
114.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

