



Treetops

Craig Walk, Windermere, Cumbria, LA23 2JT

Guide Price £675,000

Treetops

Craig Walk, Windermere

Treetops is a spacious, detached four bedroom, two bathroom family home over two floors. Refurbished to modern standards the ground floor comprises of lounge with balcony, dining kitchen, family bathroom and three bedrooms. The lower ground floor has an additional bedroom, shower room and a former garage converted into what is now used as a gym/games room but could be converted back if so desired. This property is an ideal permanent home or would equally suit as a second home with its easily kept gardens and excellent location.

Treetops is located on the outskirts of Bowness village within a few minutes' walk of the shops, restaurants, amenities, and the Lake shore. Positioned half way up Craig Walk, Treetops occupies an elevated position with views over the village towards Lake Windermere and the fells beyond.



Accommodation

The entrance to the property is accessed by a set of steps leading to the upper floor.

Entrance Hall

A spacious hallway with stairs leading to lower ground floor, large storage cupboards with oak bi-folding doors and access to loft space.



Dining Kitchen

Modernised by the current owners, this space comprises of a good range of wall and base units, built in dishwasher, stainless steel sink, Bosch oven and grill, induction hobs with extractor over, space for large fridge freezer and access to the rear garden. Complimenting this space is a stylish island with base units and wine cooler plus, additional space for a large dining table. A perfect space for entertaining guests.



Lounge

This convenient open space continues through to the cosy yet sophisticated lounge, having large double glazed sliding doors to the balcony with spectacular views to Lake Windermere and the fells beyond.

Bedroom 1

A double bedroom with built in wardrobes and side double glazed window looking out to garden.

Bedroom 2

Large double bedroom with built in cupboard space and side double glazed window looking out to the garden.



Bedroom 3

Large room to the rear of the property, currently used as a twin room, with double built in wardrobes and rear double glazed window looking out to garden.



Family Bathroom

Excellent sized bathroom comprising of bath, shower cubicle, pedestal wash basin, WC, built in storage cupboards housing the hot water cylinder and area for dressing table with shelving. Plus dark stone effect tiled flooring and part tiled walls.





Stairs to lower ground floor

Bedroom 4

A double room with dual aspect double glazed windows and built in wardrobes with mirrored sliding doors.

Shower Room

A modern space with rainfall shower, wash basin with vanity unit, a separate WC with mosaic tiled flooring, heated towel rail and part tiled walls.

Gym/Games Room

A formal garage which has now been converted into a gym/games room, with patio doors leading out to the front patio, built in cupboards with sliding doors and an additional small cupboard housing the electric meters.





Outside

A low maintenance tiered garden with patioed seating areas, astroturf play area, additional patio area with free standing ping pong table, steps leading up to front door and on street parking.

Services

Mains water, electric, drainage and gas. Gas central heating.

Tenure

Freehold.

Council Tax Band

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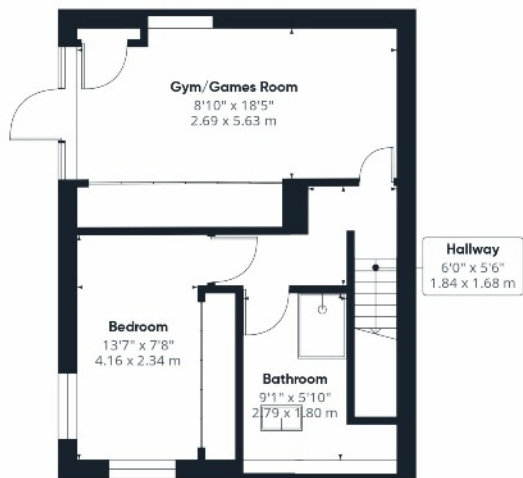
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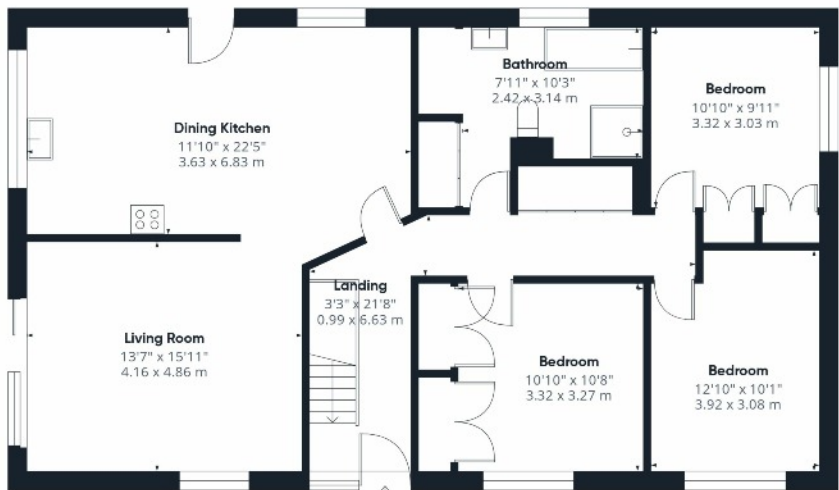
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/).





Floor 0



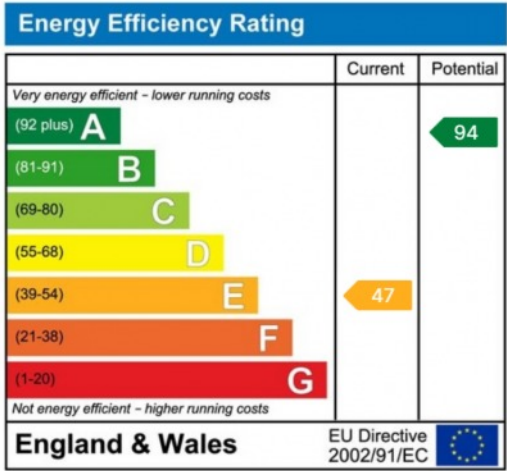
Floor 1

Approximate total area⁽¹⁾
1574 ft²
146.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.