



3 The Brandrith

Ambleside, LA22 0DQ

Guide Price £375,000

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Ambleside

Deceptively spacious and attractive two bedroom bungalow set close to the centre of the village only a short level walk away with private garden and parking.

The Brandrith occupies a superb position in this highly popular and well established residential area, away from the hustle and bustle of the village centre yet within easy level access to the wide variety of amenities including schools, library, doctors, public houses etc.

3 The Brandrith is a well proportioned and attractive two bedroom bungalow. The development was built in approximately 2005/2006 to high specification offering well planned accommodation incorporating a lovely large open plan kitchen/diner/lounge, two spacious double bedrooms and house bathroom. Number 3 has the distinct benefit of a south facing aspect with private parking to the front and attractive low maintenance paved rear garden. The property is sold with the benefit of an architect's certificate.

The property is subject to a Local Occupancy Condition which states the occupation of each of the dwelling houses hereby permitted shall be limited to the following descriptions of persons:

- a) A person employed, about to be employed, or last employed in the locality; or
- b) A person, who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality.



Accommodation

Step leading to:

Internal Front Door

Vestibule

Useful cloak area, radiator and internal glazed door leading into:

Hallway

Airing cupboard housing the Valliant gas central heating boiler with useful shelving. Loft hatch with pull down ladder.

Open plan Living/Kitchen

13'0 x 22'1 (3.98m x 6.75m)

9'10 x 9'6 (3.02m x 2.90m)

Spacious and attractive dual aspect open plan room. The kitchen area has a comprehensive selection of cream wall and base units with stainless steel sink unit and mixer tap. Integrated appliances include: Neff oven, built in dishwasher, microwave and under counter fridge and four ring gas hob with extractor fan. Plumbing for washing machine. Free standing washing machine and dryer. Partially wall tiled and wood effect floor.

The living area has a lovely south facing aspect with rear patio doors on to the patio garden. Inset wall hung electric fire on a marble hearth and surround, oak mantle piece and multiple TV point.



Bedroom One

14'1 x 9'8 (4.31m x 2.95m)

Generously proportioned double room with view over the rear patio. TV Point and wardrobes.



Bedroom Two

9'4 x 12'2 (2.86m x 3.71m)

Good sized double room with TV point and lovely south facing views.



Bathroom

Spacious white three piece suite comprising of double walk in shower with touch controls with temperature lock and glazed door, pedestal wash hand basin and WC. Wood effect floor, heated towel rail, illuminated mirror and shower panels.



Outside

The property benefits from private designated parking at the front with a communal visitor's space. The rear has a substantial patio area with lovely views towards Wansfell Pike. Small manageable flower bed and shed.

Please note: There is a right of access around either side of the properties to the front.

Directions

On entering the village proceed along Lake Road passing Hayes Garden Centre and the Log House on the left hand side. Take the first left into The Brandrith, turning right and the property can be found directly in front of you.

<https://w3w.co/rant.situation.cavalier>

Tenure

Freehold. Vacant possession on completion.

Services

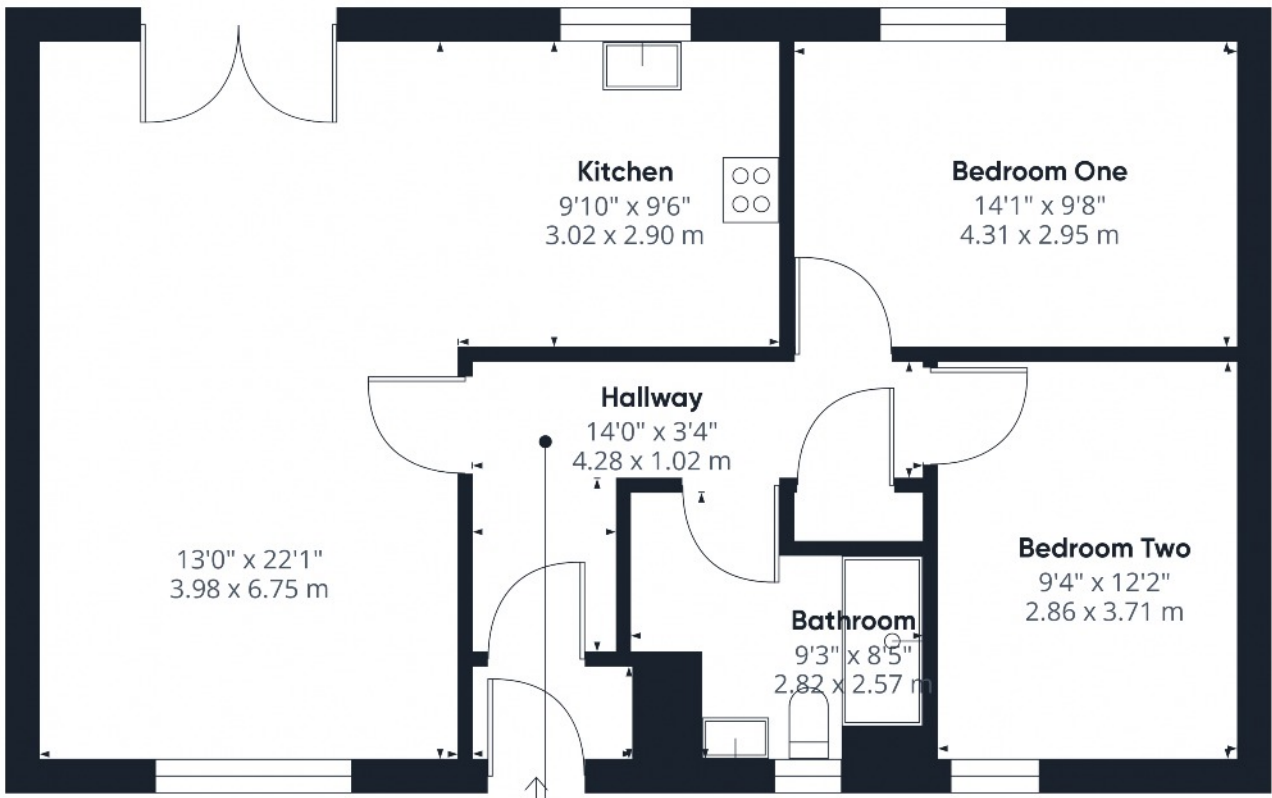
All services are connected with gas central heating.

Council Tax Band

D

Broadband

Ultrafast 1000 Mbps download speed (based on Ofcom.com results)



Approximate total area⁽¹⁾
 793.91 ft²
 73.76 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.

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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.

