



117 Craig Walk

Windermere, Cumbria, LA23 2JS

Guide Price £395,000

117 Craig Walk

Windermere

This traditional mid-terrace lakeland property offers three bedrooms, three reception rooms, and a welcoming, open plan social kitchen on the ground floor. This charming and deceptively spacious three bedroom Lakeland cottage is ideally positioned just a short stroll from the heart of Bowness-on-Windermere and all the amenities this thriving tourist village has to offer. The property is maintained to a high standard and will appeal to a wide range of buyers.

Located on the edge of the popular tourist honey pot of Windermere. The quiet yet convenient position is just 10 minute's walk to Lake Windermere and the centre of the village, which offers a wide range of shops, cafes, restaurants and local amenities and 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 District with many fantastic walkways right from your doorstep.



Reception Hall

Entering from the road, you are greeted by a reception hall with natural wood floorboards, neutral painted walls, a concealed radiator, and a UPVC composite front door. The hall also features a mirror. To the left, you'll find the formal living room.



Utility Room

Between the snug and the kitchen is a utility room, ideal for storing coats and muddy boots. This area includes a double-glazed window and a double central heating radiator.

Living Room

The living room is a lovely space. It has a double-glazed bay window, a feature wall with a log burning fire, and a TV mounted above the fire. There are two shelving units, one with a cupboard underneath and one with an open alcove. The room features corning and a ceiling rose.



Snug

At the rear of the property is a snug which could be used as an office, playroom or another bedroom. The snug has two double-glazed windows, a central heating radiator, a floating media corner unit.

Dining Room

The hallway leads to a lovely open-plan dining and kitchen area. This space features built in shelves, and an open work area connecting the dining room to the kitchen. The dining area provides ample space for a large 6 person table and chairs to sit below a central hanging ceiling light. The room has wall lights and corning.

Kitchen Area

The kitchen is modern, with tiled stone floors, magnolia cream wall and floor shaker style cabinets, and dark wood effect laminate worktops. There is an inset ceramic sink with a mini drainer and draining board, integrated oven, halogen hob with extractor, microwave, integrated fridge and freezer, and ample storage space. The kitchen is well lit with spotlights, and the splash back features light coffee-coloured wall tiles. There is also a heated towel rail.



Downstairs WC

Also on the ground floor, off the dining room, is an under-stairs WC. This convenient space has white wood panelling halfway down the walls, patterned tiles on the floor, and a white toilet and hand basin.



First Floor

Stairs lead up from the hallway to the first floor landing.

Bedroom One

To the right is the rear facing double bedroom, which features a double glazed window, built in wardrobe space. Space for a king size bed and bedside tables.

Bathroom

The modern house bathroom offers a panelled bath with shower over and glazed screen, white toilet, pedestal wash basin, a chrome heated towel rail, and a large double mirror. The walls are finished with coffee brown metro tiles and patterned floor tiling.



Bedroom Two

Across the landing is a single bedroom with space for either bunk beds or single bed, a double-glazed front facing window, a central heating radiator.

Bedroom Three

The third bedroom is another front facing double room with a space for a king-size bed, a double-glazed window, and a central heating radiator. This room also includes built-in wardrobes.





Outside

A set of stone steps lead up to a small raised shale bed area to the front, including space for potted plants. It is generally low maintenance. The rear of the property finds an enclosed wooden bin storage area.

Westmorland and Furness Council

Band D

Services

Mains Gas, Water, Drainage and Electricity.

Tenure

Freehold

Broadband

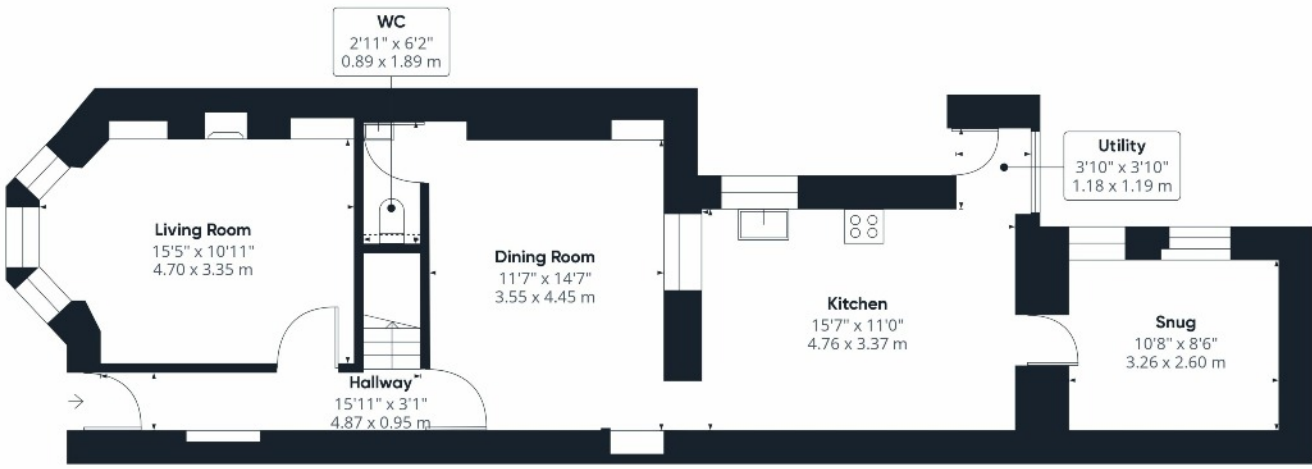
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

If approaching from Windermere, continue straight down Lake Road towards Bowness, take the left hand turn on to Beresford Road, then follow the road around. 117 Craig Walk is on the left hand side.

[what3words///dame.flying.creatures](https://www.what3words.com/dame.flying.creatures)





Floor 0



Floor 1

Approximate total area¹⁾
 1091.68 ft²
 101.42 m²

Reduced headroom
 1.18 ft²
 0.11 m²

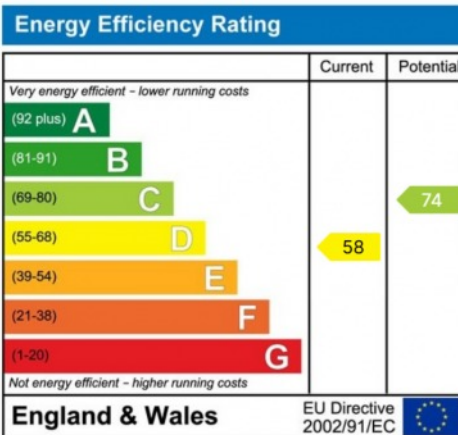
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

