HACKNEY & LEIGH

Bowness-on-Windermere

£525,000

3 Beechwood Close, Bowness-on-Windermere, LA23 3AB

In a prime elevated position within a cul de sac, this beautifully presented 3 bedroom detached family home offers a blend of contemporary living and breathtaking vistas. Designed to capture the best of the Lake and Fell views, this residence is light and modern, perfect for those seeking a serene yet stylish lifestyle.

Quick Overview

- Elevated position offering exceptional views
- 3 bedroom detached home
- Well proportioned Living/Dining Room
- Contemporary kitchen and bathroom
- Excellent balconied area
- Sizeable Conservatory
- Single garage and driveway front and rear
- Sought after cul de sac location
- Well established, easily managed gardens
- *Superfast Broadband Available

Property Reference: W6260

3 | 1 | 2 | D | *Superfast available* | *Single garage and parking*

Entrance Hall

Living/Dining Room

Dining space

Balcony to rear

Upon entering, you are greeted by an entrance porch perfect for coats, shoes and boots. Beyond the spacious hallway has an oak staircase to first floor bedrooms and ground floor access to the living space.

The well-proportioned Living Dining Room is ideal for both entertaining and everyday family life offering ample, sociable space. There is a sold oak flooring throughout, large picture window and double doors opening to a glazed balcony which takes in the outstanding Lake and Fell views. An excellent addition to the room is the woodburning stove set in a slate surround to create a lovely focal point.

The breakfast kitchen is well proportioned and equipped with contemporary wall and base units and complementary worksurface, that make meal preparation a pleasure. With inset single drainer stainless steel sink, feature hose tap, 4 ring gas hob with extractor over and undercounter oven, this is just some of the appliances with additional integrated tumble dryer, washer and dishwasher. There is a side aspect, sliding doors to the rear garden and scope for a dining set. Adjacent to the kitchen, there is a multi functional room, ideal for use a third bedroom/study or even a further reception space. This room has a conveniently situated cloakroom adjacent with WC and wash basin and double doors to a generous conservatory for which to enjoy privacy.

The first floor landing offers access to a loft area and an airing cupboard housing the cylinder. You will find two generously sized bedrooms each designed to maximise comfort and both enjoy a multitude of built in wardrobes. From the primary bedroom there are exceptional views over Windermere Lake and towards the fells, to the rear a woodland aspect.

A well-appointed bathroom comprises a 'P' shaped bath electric shower over, WC and vanity wash basin. Tiling to walls, vanity wall light and window to side.

The exterior of the property is impressive, featuring a low maintenance but well established garden with a mix of rockery, mature shrubs and lawn that promises relatively easy upkeep. The garage not only provides space to store or house a vehicle, there is power and light and further undercroft space. Parking for one vehicle is available to the front driveway and to the rear an additional space for 1/2. There is further level garden patio space to the rear.

With its contemporary charm, stunning views and practical layout, this home can adapt to your evolving needs. Don't miss the opportunity to make it yours.

Kitchen

Kitchen

Bedroom Three/Study

Conservatory

Bedroom One

Bedroom One

Accommodation with approximate dimensions

Entrance Porch

Entrance Hall:

Living/Dining Room: 21' 8" x 11' 7" (6.6m x 3.53m)

Kitchen: 11' 3" x 8' 5" (3.43m x 2.57m)

Breakfast Area 8' 3" x 8' 0" (2.51m x 2.44m)

Bedroom 3/Study: 10' 0" x 9' 11" (3.05m x 3.02m)

Cloakroom

Conservatory: 11' 2" x 8' 6" (3.4m x 2.59m)

First Floor Landing

Bedroom One 12' 11" x 11' 7" (3.94m x 3.53m) incl wards

Bedroom Two 12' 11" x 10' 0" (3.94m x 3.05m) incl wardrobes

Bathroom

Garage 19' 9" x 11' 0" (6.02m x 3.35m)

Undercroft 11' 7" x 10' 4" (3.53m x 3.15m) Restricted headroom

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Band E

Services: Mains gas, mains water, mains electricity and mains drainage

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What 3 Words & Directions: ///effort.unto.upward

From Windermere proceed into Bowness on Lake Road bearing left on to Helm Road, immediately after the Lakeland shop. Continue up the hill past the Ro Hotel and Beechwood Close is on the right hand side and No 3 is also found on the right.

Viewing: Strictly by appointment with Hackney & Leigh.

Bedroom Two

Bedroom Two

Bathroom

Lake & Fell views

Rear elevation

Anti Money Laundering:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Need help with **conveyancing**? Call us on: 01539 792032

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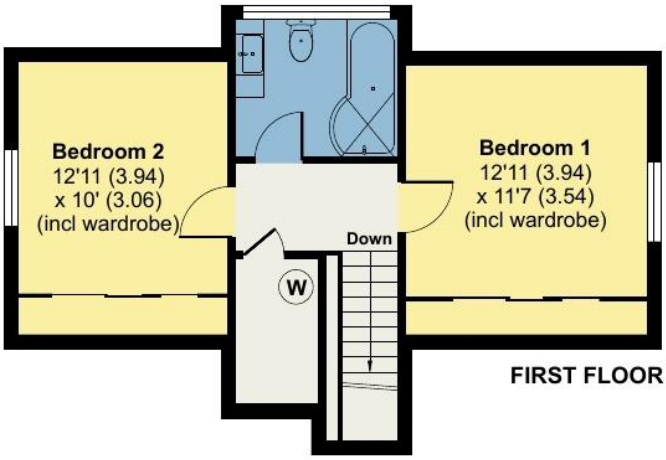
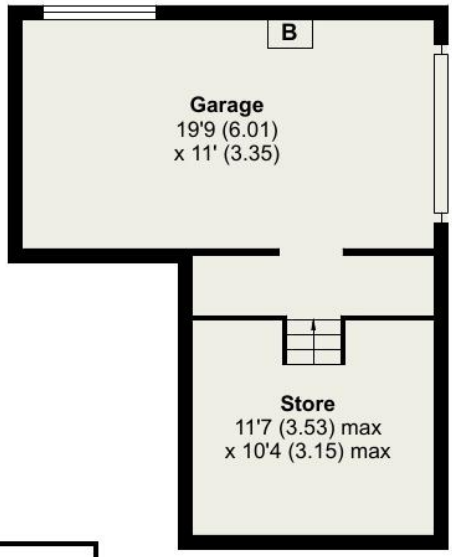
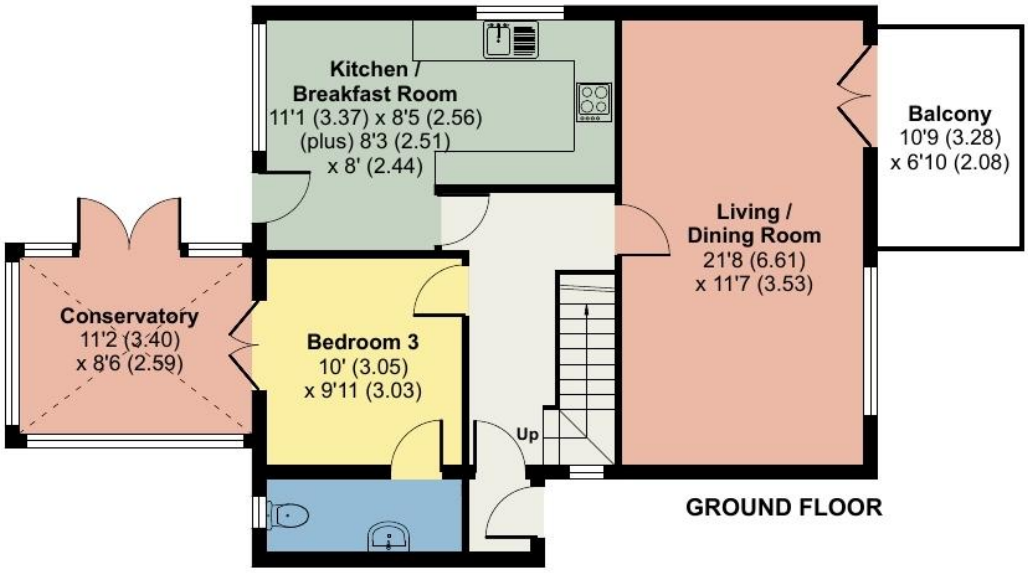
Approximate Area = 1204 sq ft / 111.8 sq m
Garage & Store = 376 sq ft / 34.9 sq m
Total = 1580 sq ft / 146.7 sq m
For identification only - Not to scale







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