



11 Fairfield, Bowness-on-Windermere
Asking Price £450,000

Your Local Estate Agents
Thomson Hayton Winkley



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A deceptively spacious link detached house located in a popular residential area within the heart of the Lake District National Park. Having a porch, entrance hall, sitting room, dining room, breakfast kitchen, four bedrooms, bathroom, shower room, garage with utility/workshop, parking and garden.







11 FAIRFIELD

An appealing link detached house with views towards the Lakeland fells situated on a cul-de-sac in the popular Lakeland village of Bowness-on-Windermere. The property is conveniently placed for the many amenities both in and around the village which includes restaurants, shops and cafes, an excellent choice of primary and secondary schools, the Royal Windermere Yacht club, Marina and Golf Club. Windermere railway station provides connecting services to the West Coast Main Line.

The well proportioned accommodation briefly comprises porch, entrance hall, sitting room, dining room, breakfast kitchen and shower room to the ground floor which is split level. The first floor offers four bedrooms and a bathroom. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside there is driveway parking, a generous garage with both workshop and utility space and an enclosed patio garden.

GROUND FLOOR

PORCH

6' 5" x 3' 8" (1.97m x 1.13m)

Double glazed door with adjacent double glazed window, built in cloaks cupboard, tiled flooring.

ENTRANCE HALL

8' 0" max x 3' 10" max (2.45m x 1.17m)

Single glazed door to porch, recessed spotlights.

SITTING ROOM

18' 10" max x 14' 9" max (5.75m x 4.52m)

Two double glazed windows, two radiators, remote control modern inset living flame gas fire, recessed spotlights, coving, picture rail, wall lights.

DINING ROOM

12' 8" max x 11' 2" max (3.87m x 3.42m) Double glazed patio doors, two radiators, built in cupboard, wall lights.

BREAKFAST KITCHEN

16' 11" max x 10' 11" max (5.17m x 3.34m)

Double glazed window, radiator, base and wall units, stainless steel sink, space for cooker and fridge freezer, plumbing for dishwasher, built in pantry, downstairs cupboard, fitted breakfast table, tiled splashbacks.

INNER HALL

5' 5" x 2' 9" (1.67m x 0.84m)

Double glazed door to patio.

SHOWER ROOM

5' 1" x 4' 6" (1.56m x 1.38m)

Double glazed window, radiator, three piece suite in white comprises W.C. with high level cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, tiling to walls and floor.





FIRST FLOOR

LANDING

14' 8" max x 8' 4" max (4.48m x 2.55m)

Double glazed window, fitted mirror, loft access.

BEDROOM

12' 2" x 12' 2" (3.71m x 3.71m)

Double glazed box bay window, radiator, built in wardrobe.

BEDROOM

12' 0" x 11' 7" (3.67m x 3.54m)

Double glazed box bay window, radiator, built in wardrobe, fitted mirror.

BEDROOM

10' 11" x 9' 2" (3.35m x 2.81m)

Double glazed window, radiator, built in wardrobe.

BEDROOM 10' 6" max x 6' 8" max (3.21m x 2.05m)

Double glazed Velux window, radiator, built in wardrobe.

BATHROOM 8' 5" max x 8' 2" max (2.57m x 2.49m)

Double glazed window, double glazed Velux window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, built in airing cupboard housing radiator, wall light with shaver point, tiling to walls and floor.

GARAGE WITH UTILITY AND WORKSHOP SPACE

31' 7" max x 11' 5" max (9.65m x 3.48m)

Up and over door, double glazed pedestrian door with adjacent single glazed windows, single glazed window, light and power, gas central heating boiler, fitted base and wall units, fitted shelving, plumbing for washing machine, space for tumble dryer and fridge freezer.

OUTSIDE

There is driveway parking to the front of the house and garage together with a well stocked border. The rear of the property offers a low maintenance enclosed garden which includes a tiled patio and a slate paved patio, decorative gravelled areas and established trees and shrubs. There is pedestrian access to the generous garage with utility space and workshop space.

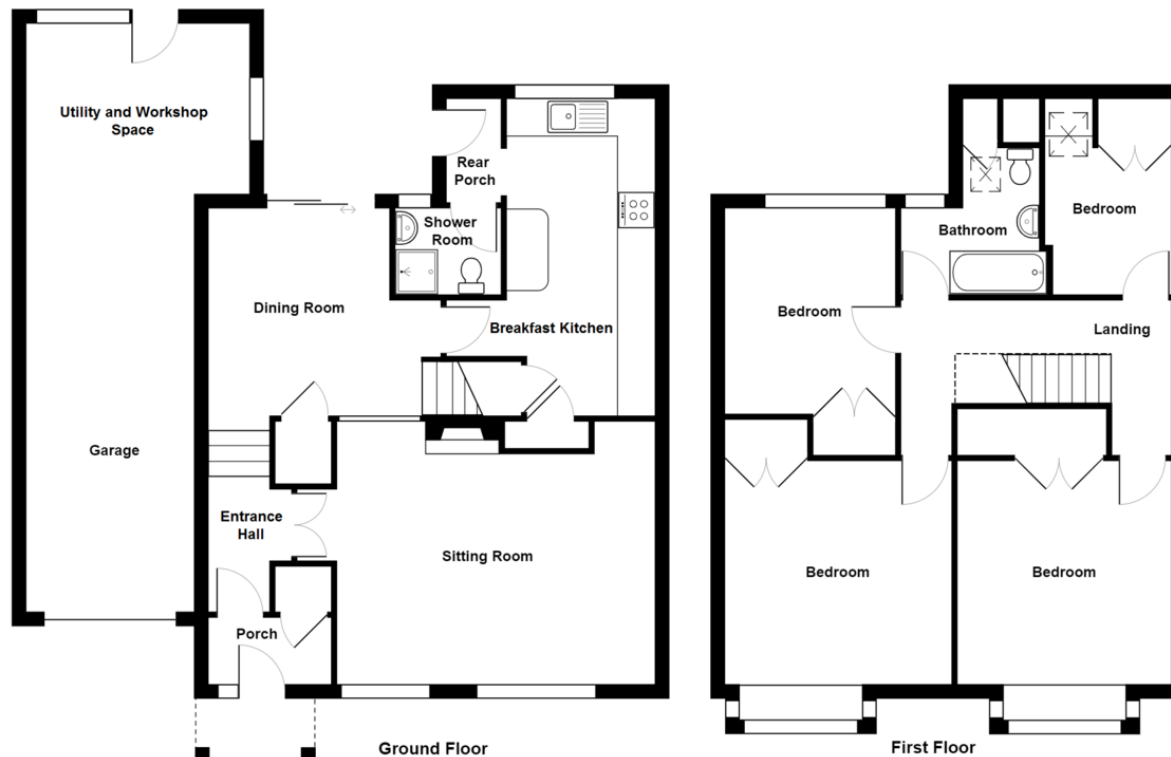
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band F as shown on the Valuation Office website.





11 Fairfield, Bowness-on-windermere, Windermere

Total Area: 158.5 m² ... 1706 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Proceed from Windermere into Bowness and at St Martins Church turn left into Kendal Road. Take the first left turn into Brantfell Road and continue up the hill to turn right on to Fairfield. Number 11 is located at the bottom of the cul-de-sac.

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