



Sunny Brow Garth Brow Lane, Staveley
£550,000



Sunny Brow Garth Brow Lane

Staveley, Kendal

An impressive detached bungalow enjoying beautiful views situated in a tucked away position off Brow Lane within the popular Lake District village of Staveley. The village offers numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Located between Windermere village and the market town of Kendal and within easy reach of the M6.

The well proportioned accommodation, which has been finished to a high standard by the current owner, briefly comprises porch, entrance hall, sitting room, dining room, kitchen, utility room, two double bedrooms with one having an en suite bathroom and one having an en suite shower room and a cloakroom. The bungalow benefits from double glazing throughout and gas central heating.

Outside offers parking to the front of the bungalow and a substantial garden.

PORCH

8' 0" x 7' 9" (2.44m x 2.37m)

Oak entrance door, three windows, underfloor heating, exposed beam, tiled flooring.

HALL

6' 2" x 5' 7" (1.89m x 1.71m)

Feature oak and glazed door to porch, radiator, recessed spotlights, coving, tiled flooring.

SITTING ROOM

23' 2" x 12' 8" (7.07m x 3.87m)

French doors, two windows, radiator, woodburning stove to feature fireplace, coving, wall lights, tiled flooring.

DINING ROOM

12' 9" x 9' 10" (3.89m x 2.99m)

Feature oak door to sitting room, window, radiator, feature recess with lighting, coving, tiled flooring.

KITCHEN

11' 2" x 8' 10" (3.41m x 2.69m)

Entrance door, two windows, radiator, excellent range of base and wall units, white porcelain sink, freestanding range cooker with six burner gas hob and extractor hood over, integrated fridge and dishwasher, recessed spotlights, tiled splashbacks, tiled flooring, loft access.

UTILITY ROOM

8' 8" x 6' 1" (2.65m x 1.86m)

Entrance door, window, radiator, excellent range of base and wall units, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled splashback, tiled flooring.





BEDROOM

13' 1" x 11' 3" (4m x 3.43m)

Dimensions: 13' 1" max x 11' 3" max (4.00m x 3.43m). Two windows, radiator, recessed spotlights.

EN SUITE

9' 5" x 5' 1" (2.88m x 1.56m)

Window, traditional cast iron style radiator with heated towel rail, underfloor heating, three piece suite in white comprises W.C., wash hand basin to vanity and bath with mixer shower, built in cupboard housing gas combination boiler, fitted mirrored wall unit, recessed spotlights, tiling to walls and floor, access to boarded loft with lighting and drop down ladder.

BEDROOM

14' 7" x 12' 6" (4.45m x 3.8m)

Two windows, radiator, recessed spotlights.

EN SUITE

7' 8" x 6' 5" (2.33m x 1.95m)

Heated towel radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit with lighting and shaver point, recessed spotlights, tiling to walls and floor.

CLOAKROOM

6' 2" x 2' 10" (1.88m x 0.86m)

Heated towel radiator, two piece suite in white comprises W.C. with concealed cistern and wash hand basin, recessed spotlights, extractor fan, tiling to walls and floor.





GARDEN

There is off road parking to the front of the bungalow and a substantial garden which includes fruit and vegetable beds, mature trees including a productive apple tree and a quality timber garden shed.

Off Road

3 Parking Spaces

SERVICES

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

TENURE

Freehold

EPC Rating: D

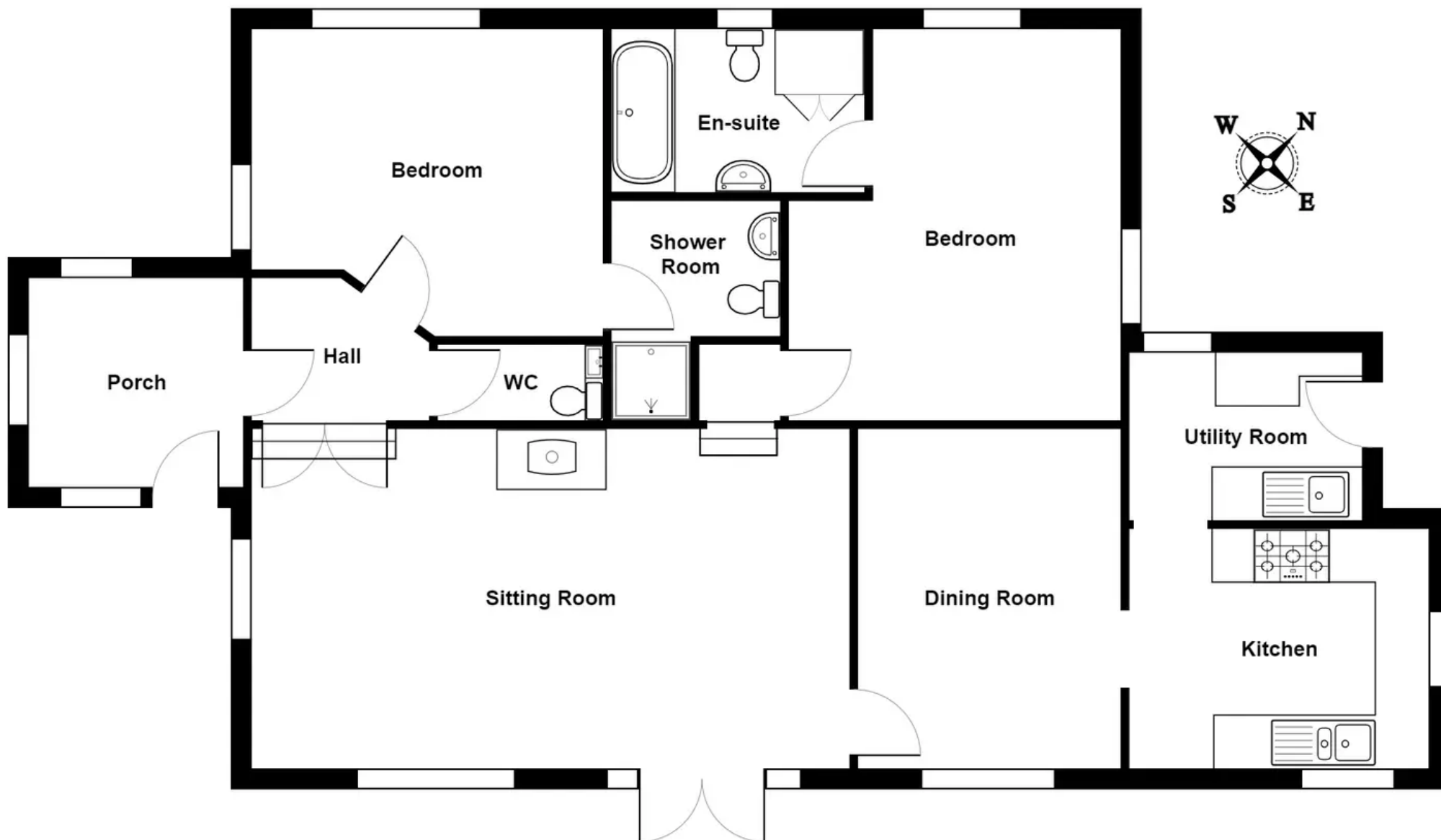
COUNCIL TAX: Band E

DIRECTIONS:

From our Windermere office head to Staveley from Kendal and take the first exit the dual carriageway. Continue and turn left into Brow Lane and proceed over the brow of the hill turning left opposite the metal field gate into sunny brow to find Sunny Brow Garth located on the right.

WHAT3WORDS: lectured.minder.lottery





Sunny Brow Garth Brow Lane, Staveley

Total Area: 104.6 m² ... 1126 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

© North West Inspector.



THW Estate Agents

25B Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**