



3 Quarry Brow, Bowness-On-Windermere  
£350,000





### 3 Quarry Brow

Bowness-On-Windermere, Windermere

An appealing semi-detached house situated in a pleasant location 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 an integral double garage to the ground floor, a entrance hall, two bedrooms one having a en-suite and a family bathroom to the first floor. The second floor offers an impressive living room with a Morso wood burning stove and access to the balcony and a kitchen diner. The property benefits from double glazing and gas central heating.

Outside there are patio gardens to the rear and off road parking to the front.

## FIRST FLOOR

### ENTRANCE HALL

7' 3" x 5' 10" (2.22m x 1.78m)

Both max. Double glazed door, double glazed window, radiator.

### BEDROOM

12' 10" x 11' 2" (3.91m x 3.41m)

Both max. Two double glazed windows, two radiators.

### EN-SUITE

8' 0" x 2' 7" (2.43m x 0.78m)

Both max. Three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights, tiled flooring.

### BEDROOM

12' 2" x 8' 9" (3.71m x 2.66m)

Both max. Double glazed window, radiator, built in storage.

### BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, fully tiled walls.

## SECOND FLOOR

### LIVING ROOM

15' 9" x 11' 8" (4.81m x 3.55m)

Both max. Double glazed sliding door to balcony, double glazed window, radiator, Morso wood burning stove, exposed beams, wood flooring.

### KITCHEN/DINER

15' 9" x 11' 9" (4.81m x 3.59m)

Both max. Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated oven, hob with extractor/filter over, integrated fridge freezer, integrated dishwasher, integrated washing machine, exposed beams, wood flooring.









## OUTSIDE

To the rear of the property is a paved patio seating area with space for garden furniture which is enclosed with hedges and shrubbery.

## GARAGE

21' 91" x 15' 84" (6.68m x 4.83m) Up and over door, gas combination boiler, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas?, mains water, mains drainage.

## COUNCIL TAX: BAND D

## TENURE: FREEHOLD

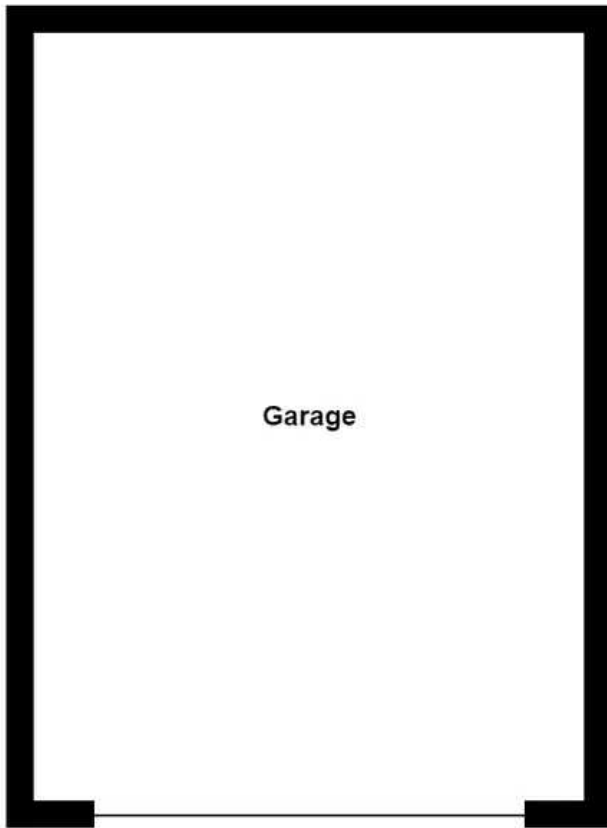
## DIRECTIONS

From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right into Rayrigg Road and then right again into Quarry Brow where number 3 is located on the left hand side.

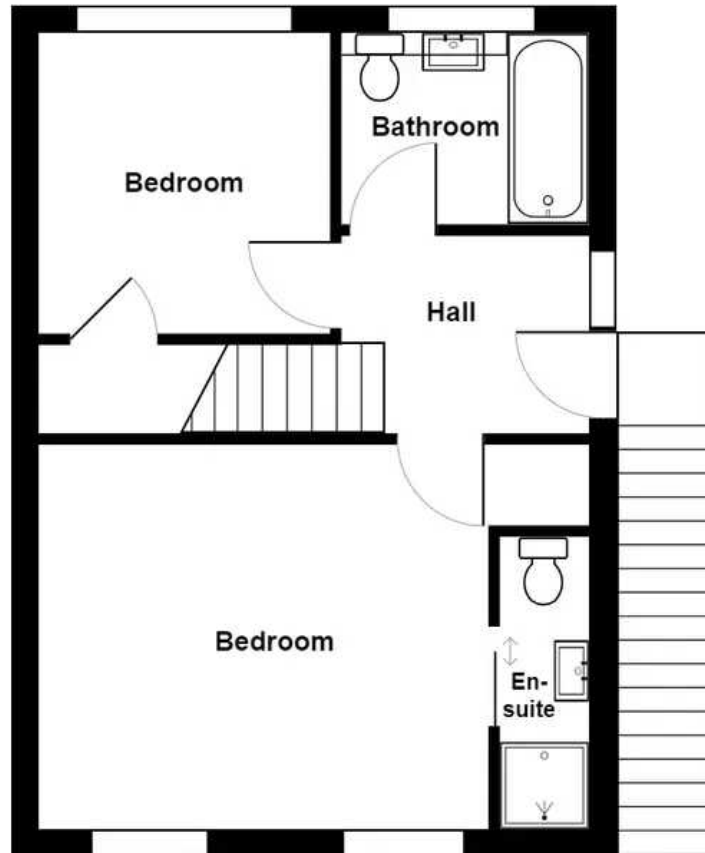
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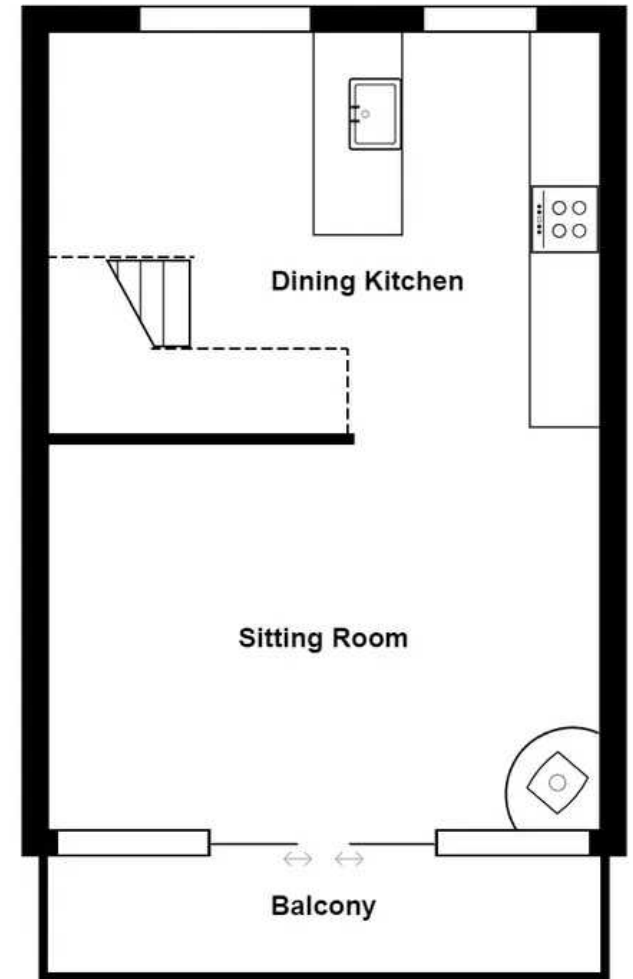
**Ground Floor**



**First Floor**

3 Quarry Brow, Bowness on Windermere  
 Total Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup> (excluding balcony)

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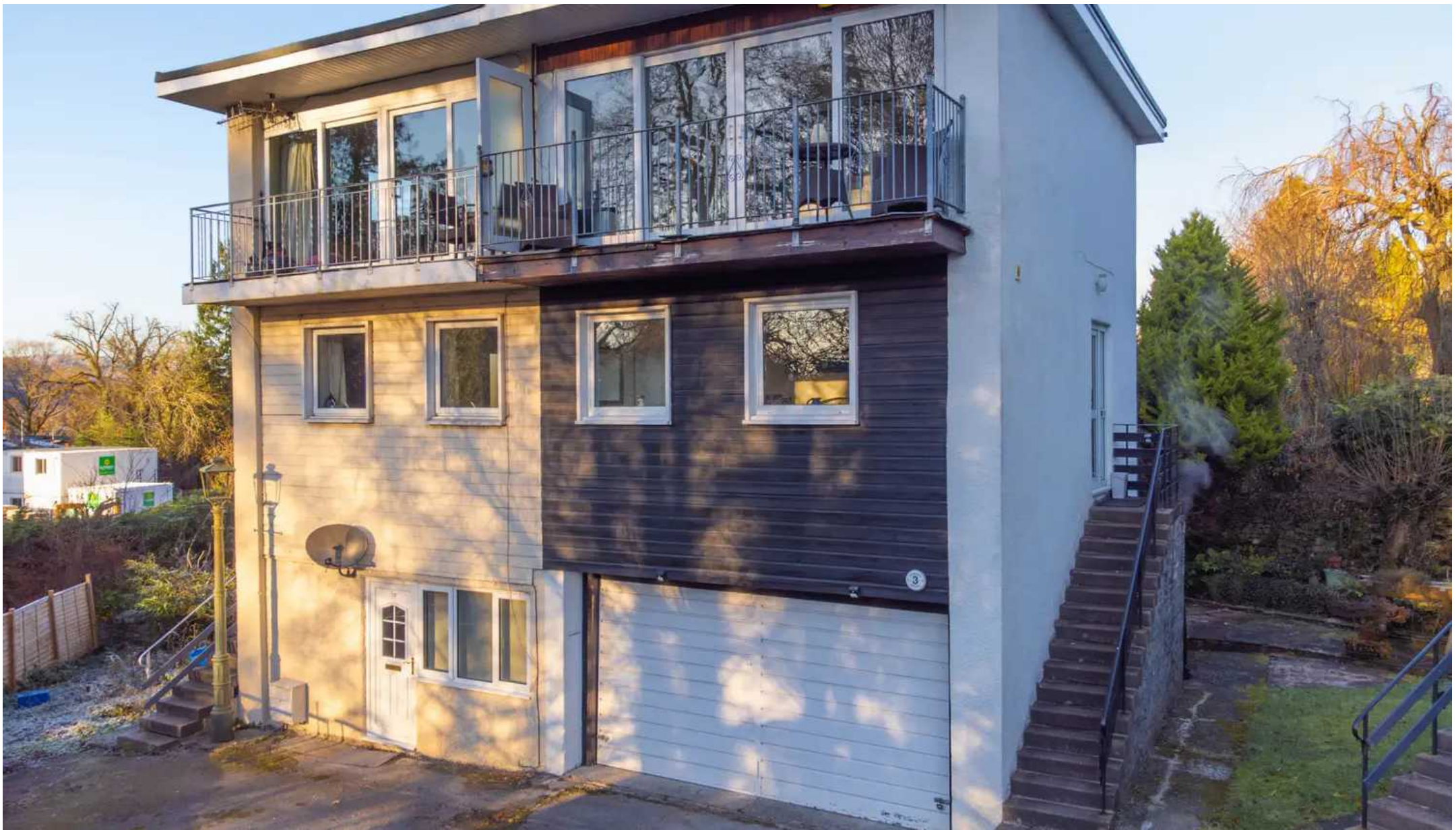


**Second Floor**









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