



Oak Beck

Hoo Lane, Ambleside Road, Windermere, LA23 1NF

Guide Price £625,000

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Oakbeck is a modern, immaculately presented and tastefully decorated two bedroom bungalow with well proportioned accommodation together with plenty of parking, and generous gardens to both front and rear. Redesigned over the last few years to now boast an impressive luxury master bedroom with ensuite and a contemporary designed kitchen finished with high quality fittings and finishes through out, combined with modern comforts. Accommodation briefly comprises of two double bedrooms, one with ensuite, lounge, kitchen diner, bathroom and utility room/home office. The property has private gardens and grounds with an impressive woodland area to the rear of the property and neatly presented lawns and patio areas to both the front and the rear, with a small, meandering beck trickling through the gardens. This stylish property will suite a wide range of buyers, including those looking for a family home, or a weekend bolt hole.

Oak Beck is conveniently located for walking distance into Windermere but set back away from the hustle and bustle, offering easy access to a wide range of amenities such as the railway station with a connection to the West Coast mainline, St Mary's Church, health centre and a wide variety of shops, restaurants and cafes including Booths supermarket.





Directions

From our Windermere office in Ellerthwaite Square pass through the village onto the Ambleside Road (A591) towards Ambleside. Continue past St Mary's Church and the Mountain Ash apartments and after the bend take a right turn onto The Hoo Lane. Follow the private lane for approximately 200 yards and Oakbeck is the fourth drive on the left hand side with tarmac driveway and parking area and gates leading to a further parking area.

Accommodation

Graveled pathway leads to a covered slate style entrance with glazed timber door with glass panelling to either side into an entrance hallway.

Hallway

This light, central hallway features beautiful engineered wood flooring with a built in airing cupboard, radiators and gives access to all rooms.

Kitchen/Diner

18'6 x 16'0 (5.65m x 4.87m)

A beautifully fitted spacious dining kitchen with windows to both front and rear providing excellent light living space. Well planned with plenty of wall and base units, in traditional duck egg blue and finished with granite work tops. The kitchen is excellently equipped with central Rangemaster duel fuel cooker with extractor over, ceramic Franke sink and drainer, integral Neff larder fridge and dishwasher. The kitchen features a splendid built in window seat with built in storage and French patio doors opening out onto the garden and patio area. There is ample space for a family sized dining table and a contemporary tiled floor.



Utility/ Home Office

18'3 x 8'0 (5.56m x 2.45m)

A good sized room off the kitchen, at one side there is a utility space with a good range of fitted cupboards, granite worktops and a sink. There is an integral washer and tumble drier and a window overlooking the garden. To the other side of the room are a good range of fitted cupboards with shelving and hanging rails and a window overlooking the front of the property with an external side door.

Lounge

16'10 x 12'7 (5.13m x 3.84m)

Double timber and glazed doors into a lovely bright sitting room with full pane UPVC windows and patio doors opening out to the garden. Central to the room is a feature Inglenook style red brick fireplace with timber beam mantel housing a Stovak log burner. There is beautiful engineered wood flooring, radiators, TV and telephone points.

Cloak Room

A small room with a window, fitted with shelves and coat hooks, a great place to hide away all the coats and shoes.

Master Bedroom

17'7 x 11'4 (5.35m x 3.45m)

A fantastic sized master bedroom with window overlooking the front of the property, ample amount of space for a wide range of bedroom furniture. There is a radiator, TV point and the loft hatch.

En-Suite

A luxury designed and fitted en-suite with a free standing bath with waterfall tap, walk in double shower with rain head, contemporary vanity unit with hand basin and drawer storage under and a large mirrored wall cabinet. There is under floor heating with a tiled floor and a heated towel rail. The room is flooded with natural light from the large window overlooking the garden.

Bedroom Two

9'11 x 9'9 (3.03m x 2.96m)

A good sized double room with a window overlooking the garden. There is a radiator and TV point.

Bathroom

Generous bathroom fitted with three piece suite comprising of panelled bath with shower over, pedestal wash basin and WC with tiling to both floor and walls, chrome heated towel rail, wall mounted shower cabinet, mirror and shaver point, halogen lighting, extractor fan and Georgian style UPVC window.





Outside

To the front of the property is a sweeping tarmac driveway with electric gates leading off Hoo Lane to a parking area for several vehicles. In addition to the driveway immediately off Hoo Lane is a level tarmacked area with parking for two vehicles with a neat Lakeland slate wall around. Graveled pathway leads to front door and an elevated lawned garden with a beautiful patio area above. To the rear of the property is a slate patio area with sunny South Westerly aspect. Lawned gardens lead down from the property with a woodland area, a mix of trees and shrubs and a small natural stream with a decorative wooden bridge over.

Services

All mains services connected. Gas fired central heating.

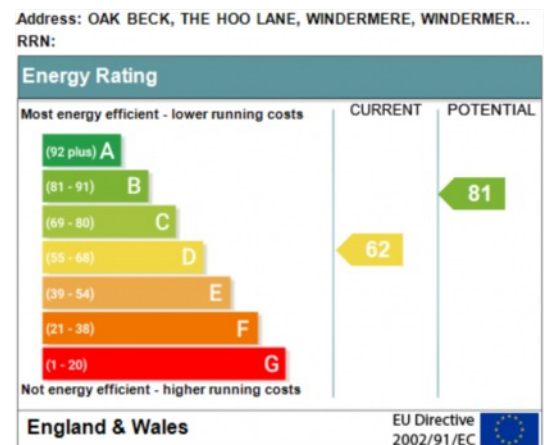
Tenure

Freehold.



Council Tax Band

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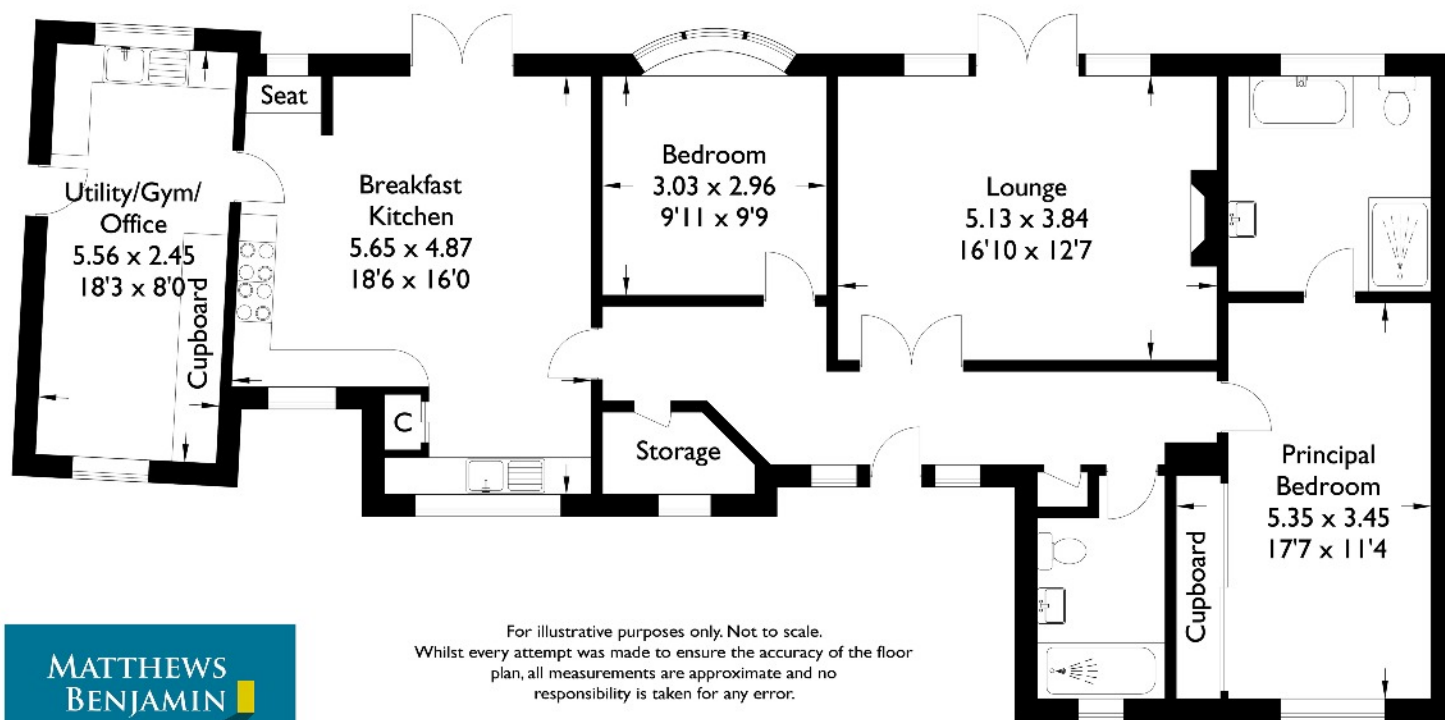
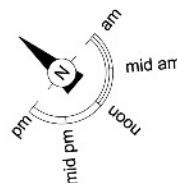
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Oakbeck

Approximate Gross Internal Area : 116.14 sq m / 1250.12 sq ft

Total : 116.14 sq m / 1250.12 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

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.