



# 10 Oldfield Court

Windermere, LA23 2HH

Guide Price £325,000

# 10 Oldfield Court

## Windermere

This charming two-story property built in the 1980's offers a splendid home within close proximity to Windermere village with both parking and a garden. Its clever utilisation of space includes a kitchen with a dining area, a warm and welcoming living area with patio doors out to the garden. As you ascend to the first floor, you'll discover a spacious bedroom, a modern fitted bathroom and a second bedroom that can be used according to your personal needs. Completely renovated in 2020 it's simple and functional interior design along with a beautiful garden and private parking means this house will suit a range of buyers including first time buyers, new family home, retirement or downsizing and could also be a easily maintainable second home.

Conveniently located within walking distance of the village centre with its wide range of shops, cafes, restaurants and pubs, with excellent transport links including the bus station and railway station close by. There is also a good range of schooling close by and Queens Park recreational ground just around the corner.





### Accommodation

From the parking space at the front of the property, three steps lead up the front garden to the front PVC glazed door.

### Hallway

A welcoming hall with ample space for a shoe bench adjacent to the built in cupboard for coats and shoes. A laminate wood effect floor continues through the downstairs living areas.

### Kitchen Diner

Only fitted in 2020 the kitchen offers a range of shaker style kitchen base and walls units incorporating a range of built in appliances including Neff electric hob, Bosch oven and extractor hood, Franke stainless steel sink unit and has plumbing for a washing machine and dishwasher and space for a free standing fridge-freezer. The kitchen is finished with attractive tiling to the back splashes and good lighting including counter top lighting. Across from the units is a space for a dining table.

### Living Room

The living room spans the width of the rear of the house and enjoys a lovely aspect out to the garden from both the full glazed patio door and adjacent window. This fabulous space has plenty of room for large sofas and has a TV point in the corner.



Stairs from the hall lead to the First Floor

## First Floor

Landing



### Bedroom One

The master bedroom which spans the width of the property with two windows to the rear enjoying views over the garden and towards School Knott and Brantfell. The bedroom has two built in cupboards, one over the stairs and the other full height wardrobe. The bedroom is fitted with black out blinds and there is a loft hatch which has a drop down ladder giving access to a boarded loft space with a light.



### Bedroom Two

Big enough for a double bed if required, this second bedroom offers a versatile space and is currently used as a office space. The window to the front is fitted with black out blind and enjoys a pleasant outlook to the fells of Claife Heights and Grizedale in the distance. There is a also a built in wardrobe.



### Bathroom

A lovely family size bathroom suite complete with curved panel bath with shower over, glazed screen and mixer taps, hand wash basin with two fitted storage drawers below and WC. The bathroom is finished with a tiled wall to the bath side, laminate floor, inset spot lights and heated towel rail. The bathroom has a frosted window and a venetian blind fitted.



### Outside

To the front of the property is a crazy paved garden area with some colorfully planted borders and a hedge leading down to the private parking space. To the rear of the property, leading out from the patio door is a paved patio area with ample space for a alfresco dining table and chairs, from the patio area a rocky outcrop with some stone slate steps landscaped in, lead up to the top area of the garden which has a lawn area and has some neatly planted borders. At the top of the garden is a shed with a gravel area in front.



### Tenure

Freehold.

### Services

All mains services connected. Gas central heating, new Glow Worm boiler installed in 2020. New electric fuse box and rewire in 2020.

### Council Tax

C

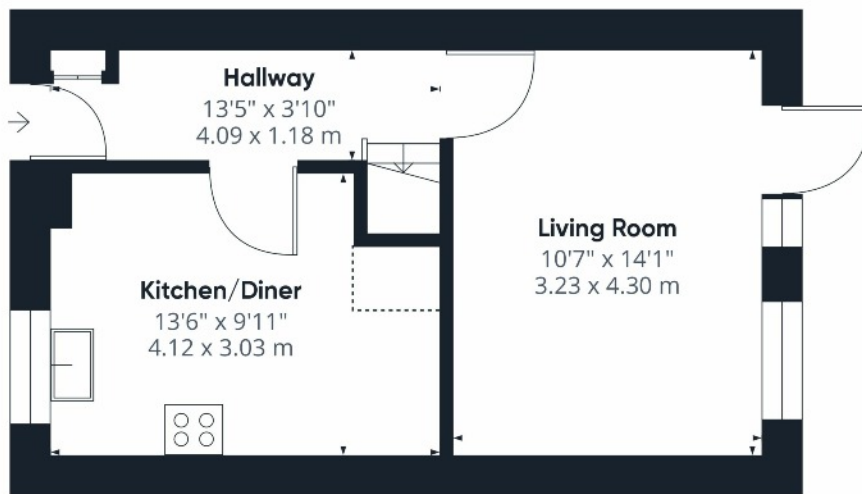
### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

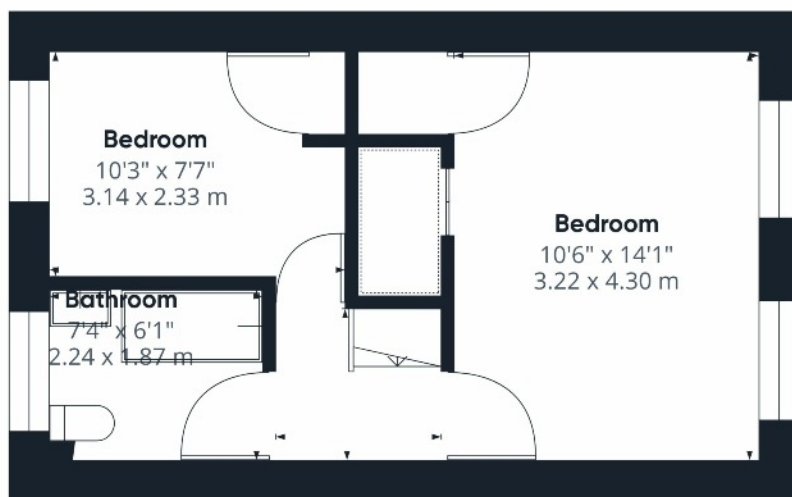
### Directions

From our Windermere office in Ellerthwaite Square proceed down New Road taking a left turn into Ellerthwaite Road. Proceed along Ellerthwaite Road onto Park Avenue and then take the first turning on the left into Oldfield Court, follow the road around and take a right where no.10 can be found





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

650.79 ft<sup>2</sup>  
 60.46 m<sup>2</sup>

**Reduced headroom**

6.89 ft<sup>2</sup>  
 0.64 m<sup>2</sup>

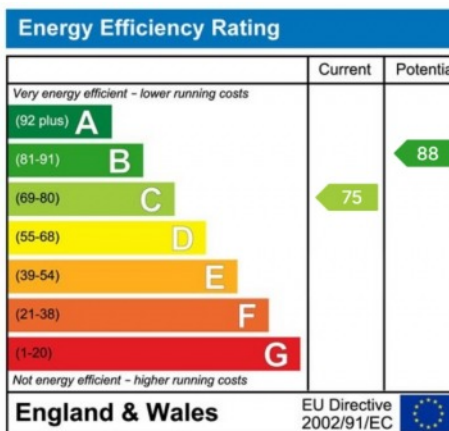
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

