

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Oakdene, Shap, CA10 3NJ



- **Much Improved and Updated Detached Bungalow**
- **Centre of this Well Serviced Village Between Penrith and Kendal**
- **Living Room, Dining Kitchen + Utility Room**
- **3 Double Bedrooms + Shower Room**
- **Off Road Parking for 3 Cars + Adjoining Garage**
- **Small Rear Garden Overlooking a Field**
- **uPVC Double Glazing, Cavity Wall Insulation + Gas Central Heating**
- **Tenure - Freehold. Council Tax - C. EPC - C**

Price £325,000

Having been significantly updated and improved by the current owners, Oakdene is an immaculately presented, stylish and comfortable detached bungalow in the centre of the village and with accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Utility Room, 3 Bedrooms and a Shower Room. Outside there is Off Road Parking for 3 cars, a Forecourt Garden and a small Rear Garden overlooking the fields. The property also benefits from Cavity Wall Insulation, uPVC Double Glazing and Gas Central Heating via a Condensing Combi Boiler helping to give an EPC rate of C.

Location

From Penrith, head South on the A6, travel through Eamont Bridge, Hackthorpe and into Shap. Oakdene is in the middle of the village, next to the primary school on the left hand side.

The what3words location is; deed.workputs.perusing

Amenities Penrith

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold and the council tax is band

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door with side window to the;

Hall 14' x 4'6 (4.27m x 1.37m)

Having a recessed coat cupboard and a recessed airing cupboard with single radiator and shelves. There is a single radiator and ceiling trap to the roof space.



Living Room 12'11 x 18'1 (3.94m x 5.51m)

An electric flame effect fire is set in a marble surround. uPVC double glazed window faces to two sides, there is a double radiator, a TV point and a telephone point.



Dining Kitchen 10'10 x 13' (3.30m x 3.96m)

Fitted with cream shaker style units and a wood effect work surface incorporating a composite 1 1/2 single drainer sink with mixer tap and marine board splashback. There is a built in gas hob with cooker hood, an electric double oven with eye level grill, an integral fridge and a dishwasher. The ceiling has recessed downlights and there is a double radiator, a uPVC double glazed door to the front and a door to the;



Utility Room 10'11 x 6'11 (3.33m x 2.11m)

Fitted with an am base unit and wood effect work surface incorporating a stainless steel single drainer sink and mixer tap and having plumbing for a washing machine and space for a tumble dryer. A uPVC double glazed window faces to the rear, a uPVC double glazed door opens to the outside and a door to the garage.



Bedroom One 11' x 14' (3.35m x 4.27m)

Built in wardrobes to one wall give hanging, shelving and drawer space. A uPVC double glazed window faces to the rear and there is a double radiator.



Bedroom Two 10'10 x 14' (3.30m x 4.27m)

Having a double radiator and a uPVC double glazed window to the side.



Bedroom Three 11' x 7' (3.35m x 2.13m)

A uPVC double glazed window faces to the rear and there is a single radiator.



Shower Room 7'10 x 7'4 (2.39m x 2.24m)

Fitted with a toilet, a bidet, a wash basin and a quadrant shower enclosure with marine boards to two sides and a mains fed shower. The ceiling has recessed down lights and there is a heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

To the front of the bungalow the garden is to lawn with a stone wall around and having off road parking for three cars and access to the;



Garage 18' x 10'1 (5.49m x 3.07m)

Having an up and over door, light, power and water and a uPVC double glazed window to the side and a door to the utility room. A wall mounted Worcester condensing combi boiler provides the hot water and central heating.

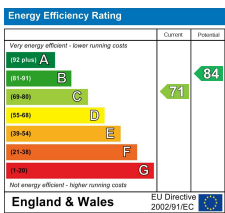
A path to each side of the bungalow leads top a narrow strip of garden across the rear of the bungalow and overlooks the field to the rear.



GROUND FLOOR



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