



Windermere

£285,000

10 Oldfield Court, Windermere, LA23 2HH

Discover this delightful modern two bedroom terrace house, within a peaceful cul-de-sac, offering parking, enclosed rear garden and convenience of amenities a short walk away. Immaculately presented and in excellent decorative order, this home is ideal for first-time buyers or families seeking a home ready to walk into!

Quick Overview

Easily managed 2 bedroom terrace

2 bedrooms

Breakfast kitchen

Contemporary bathroom

Well maintained and presented throughout

Allocated parking

Cottage style garden

On the fringes of Windermere village

Popular cul de sac position

Ultrafast broadband available



2



1



1



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Ultrafast
available



Allocated parking
space

Property Reference: W6371



Living Room



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

Step inside to find a light filled entrance hall with storage, wood effect flooring and stairs to the first floor. A spacious and airy living room offers a comfortable and private space for relaxation and entertaining, with large window and door to rear garden allowing natural light to flood in. The contemporary kitchen is well-equipped with a shaker style wall and base units, modern appliances and worksurface incorporating a single drainer sink, 4 ring electric hob, Bosch extractor hood and complementary tiling, making meal preparation a joy. There is space for a breakfast table, wood effect flooring, wall mounted gas fired boiler and front aspect.

Upstairs, you will find two generously sized bedrooms, the master bedroom features a built-in wardrobe and overstairs cupboard, providing plenty of storage space and two windows with garden aspect. The additional bedroom doubles nicely as a childrens bedroom, guests room, or a home office. The stylish family bathroom is fitted with modern fixtures and fittings, ensuring a touch of luxury in your daily routine. There is a 3 piece suite comprising a WC, P shaped bath with Grohe chrome shower over, vanity wash hand basin, complementary tiling, spotlights and heated towel rail.

Outside, the manageable private garden is a tranquil haven, ideal for alfresco dining, gardening, or simply unwinding. It is filled with mature plants and shrubs, has a flagged patio and a shed. There is a small lawned area - all set up for minimal maintenance. The allocated parking space adds to the convenience, ensuring you always have a place to park.

Located just a short stroll from local amenities including shops, a bus service and a train station, this home offers the perfect balance of suburban tranquillity and accessibility, everything you need is within easy reach.

This terrace house is more than just a home, equipped with UPVC double glazing, gas central heating and neutral decor; it's a lifestyle. Don't miss the opportunity to make it yours.

Accommodation (with approximate measurements)

Entrance Hall:

Living Room: 14' 1" x 10' 7" (4.29m x 3.23m)

Kitchen: 13' 7" x 10' 0" (4.14m x 3.05m)

First Floor Landing:

Bedroom 1: 14' 2" x 10' 8" (4.32m x 3.25m)

Bedroom 2: 10' 3" x 7' 9" (3.12m x 2.36m)

Bathroom:

Outside: Allocated parking available to the front of the property.

Property Information:

Services: Mains water, drainage and electricity. Double glazed windows and gas fired central heating.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words and Directions: ///conforms.bonkers.surgical Oldfield Court is located just off Park Avenue. From our office cross the road on to Ellerthwaite Road passing Woodland Road on the left. The road then continues as Park Avenue and Oldfield Court is on the left. Number 15 (Cedar Cottage) is towards the far end on the left.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2/study



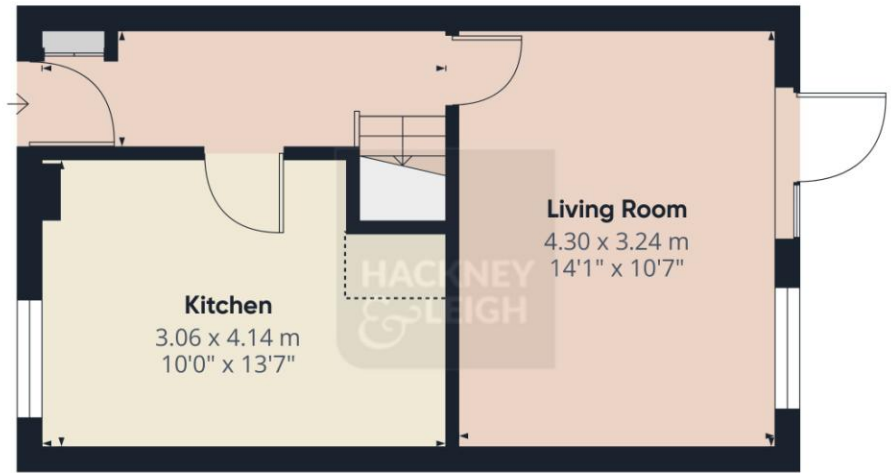
Bathroom



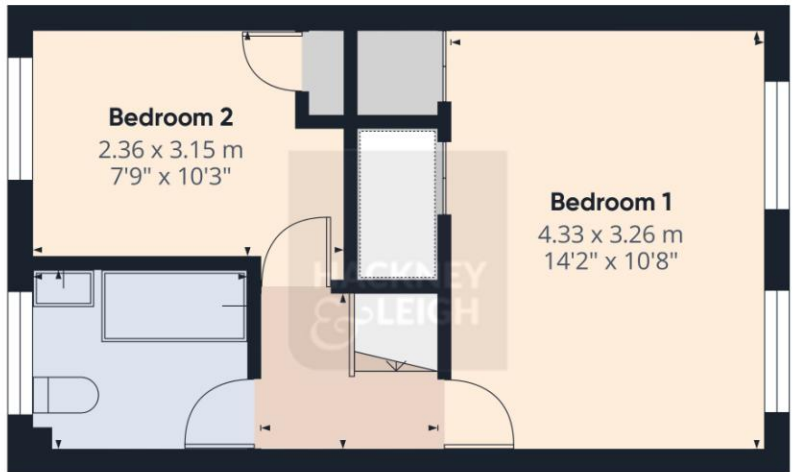
Rear Garden



Rear garden



Ground Floor



First Floor



Approximate total area⁽¹⁾
61.3 m²
660 ft²

Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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