



25 Oldfield Road, Windermere  
£350,000



## 25 Oldfield Road

Windermere, Windermere

This beautifully presented three bedroom semi detached house offers an exceptional opportunity for families or professionals seeking a stylish and contemporary home in a highly sought after location. Situated close to the heart of Windermere, one of Cumbria's most desirable Lake District villages, the property enjoys easy access to a wide range of independent shops, cafés, restaurants and well regarded schools, as well as excellent transport links including the railway station and convenient road connections. Modernised by the current owner, the house boasts a neutral décor throughout, creating a light and inviting atmosphere that is ready to move into.

The spacious entrance hallway leads to a generous dual aspect living room, where an attractive log burner provides a cosy focal point and ample room is available for both lounge and dining furniture. The modern fitted kitchen is a particular highlight, having been thoughtfully created from part of the former garage to provide a spacious and sociable layout. It features a five ring gas hob, integrated dishwasher and breakfast bar for informal dining, along with a walk in pantry offering excellent additional storage. A convenient ground floor cloakroom and a cleverly designed laundry cupboard enhance the practicality of the ground floor, while a useful adjoining store room provides ideal space for bikes, tools or outdoor equipment.

Upstairs, there are two well proportioned double bedrooms and a versatile single bedroom, perfectly suited to a child's room, nursery or home office. The contemporary family bathroom is fitted with modern fixtures and finishes, creating a clean and relaxing space for everyday use.

Outside, the property benefits from a driveway to the front and a generous rear garden, offering plenty of room for outdoor entertaining, play or gardening. Well positioned within easy reach of the village centre, a range of local amenities and scenic walks are all conveniently accessible. Combining modern finishes, flexible living space and a popular setting, this is a superb home for those looking to enjoy comfortable living in a desirable Lake District location. Early viewing is strongly recommended.

- Semi detached family house in popular location
- Modernised by the current owner to create stylish, contemporary accommodation
- Modern family bathroom plus convenient ground floor cloakroom and laundry cupboard
- Three bedrooms comprising two doubles and one single, ideal for families or home working
- Generous dual aspect living room with attractive log burner
- Spacious fitted kitchen featuring a five ring gas hob, integrated dishwasher, breakfast bar and walk in pantry
- Generous rear garden, perfect for outdoor entertaining and family enjoyment
- Driveway and useful ground floor store room providing excellent additional storage
- Well positioned within easy reach of the village of Windermere and local amenities.
- Neutral decor throughout





**HALLWAY**

7' 0" x 8' 4" (2.13m x 2.55m)

**LIVING / DINING ROOM**

10' 10" x 25' 9" (3.31m x 7.85m)

**KITCHEN**

14' 4" x 13' 7" (4.36m x 4.14m)

**CLOAKROOM**

2' 11" x 5' 6" (0.90m x 1.67m)

**LANDING**

8' 1" x 7' 2" (2.46m x 2.18m)

**BEDROOM**

10' 11" x 13' 11" (3.33m x 4.25m)

**BEDROOM**

10' 10" x 9' 11" (3.30m x 3.03m)

**BEDROOM**

7' 2" x 10' 0" (2.18m x 3.06m)

**BATHROOM**

7' 1" x 5' 8" (2.16m x 1.72m)

**STORE ROOM**

10' 0" x 10' 6" (3.05m x 3.21m)



## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.

## EPC RATING D

## TENURE: FREEHOLD

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

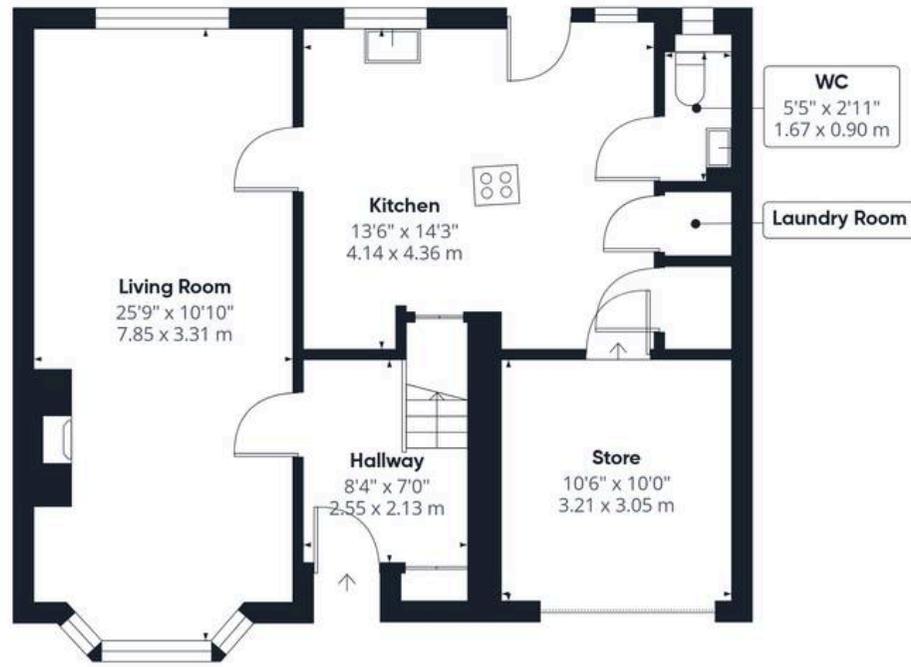
## DIRECTIONS

From our Windermere office, heading in the direction of Bowness, take the fourth left onto Brook Road. At the end of the road turn right and take the next left into Oldfield Road, bear right and number 25 is located on the left.

WHAT3WORDS:defended.reverted.umiversal





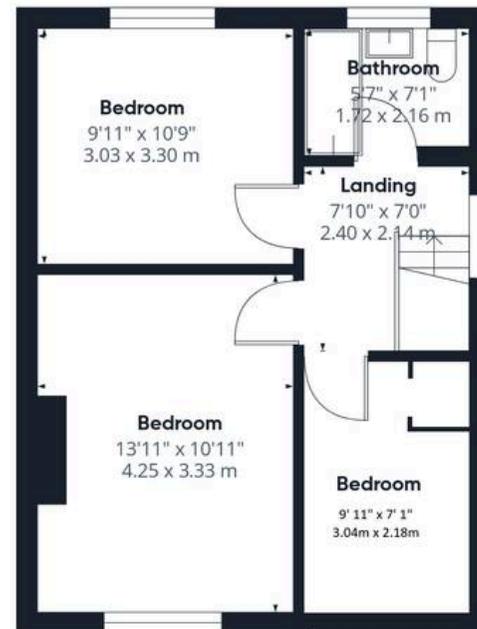


Ground Floor

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

1007 ft<sup>2</sup>

93.6 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



## THW Estate Agents

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