



10 Oak Street, Windermere
£375,000



10 Oak Street

Windermere

Occupying a highly convenient position on Oak Street, this characterful terraced home enjoys a central Windermere location just a short stroll from shops, cafés, restaurants and Windermere railway station. With Bowness-on-Windermere and Lake Windermere also within easy reach, the property is ideally placed for enjoying everything the Lake District has to offer.

The accommodation is arranged over four floors and offers a flexible layout suited to a variety of lifestyles. The lower ground floor forms the heart of the home, comprising an open plan kitchen and living space that provides a sociable setting for everyday living and entertaining. To the rear, a bright sun room provides an additional reception area and enjoys an outlook over the courtyard, creating a pleasant space to relax throughout the year.

The ground floor includes a bedroom, bathroom that includes a jacuzzi bath tub and a useful study area, offering flexibility for those working from home or requiring additional living space.

To the first floor are two further double bedrooms, both benefitting from en suite shower rooms. The upper floor is occupied by a versatile attic room which provides useful additional space and could be utilised for hobbies, home working, storage or occasional guest accommodation.

Externally, the property benefits from an enclosed rear courtyard together with useful storage space, providing practicality rarely found with properties in such a central location. The property also benefits from on street permit parking for up to two vehicles, together with additional on street parking available to the rear, offering valuable convenience within the heart of Windermere.

Combining flexible accommodation with an enviable village centre setting, this property presents an excellent opportunity to acquire a characterful home within one of the Lake District's

- Characterful terraced home arranged over four floors
- Open plan kitchen and living space
- Bright sun room overlooking the rear courtyard
- Three double bedrooms, two benefitting from en suite shower rooms
- Useful study area ideal for home working
- Versatile loft room offering additional flexibility
- Enclosed rear courtyard with useful storage space
- Central Windermere location within walking distance of shops, cafés and the railway station
- Convenient access to Bowness-on-Windermere and Lake Windermere
- Flexible accommodation suited to a variety of lifestyles

WHAT3WORDS:///replenish.sketch.computers

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





LOWER GROUND FLOOR

KITCHEN / LIVING AREA

24' 3" x 11' 11" (7.38m x 3.64m)

SUN ROOM

16' 5" x 11' 0" (5.01m x 3.35m)

GROUND FLOOR

HALLWAY

12' 10" x 3' 3" (3.91m x 0.99m)

BEDROOM

10' 0" x 8' 4" (3.06m x 2.54m)

BATHROOM

8' 7" x 5' 5" (2.62m x 1.66m)

LANDING

11' 7" x 6' 1" (3.52m x 1.86m)

FIRST FLOOR

BEDROOM

11' 10" x 9' 10" (3.61m x 3.00m)

EN SUITE

6' 4" x 3' 0" (1.92m x 0.92m)

BEDROOM

8' 6" x 8' 5" (2.60m x 2.57m)

EN SUITE

7' 5" x 3' 0" (2.26m x 0.91m)

SECOND FLOOR

ATTIC ROOM

12' 0" x 11' 7" (3.65m x 3.54m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

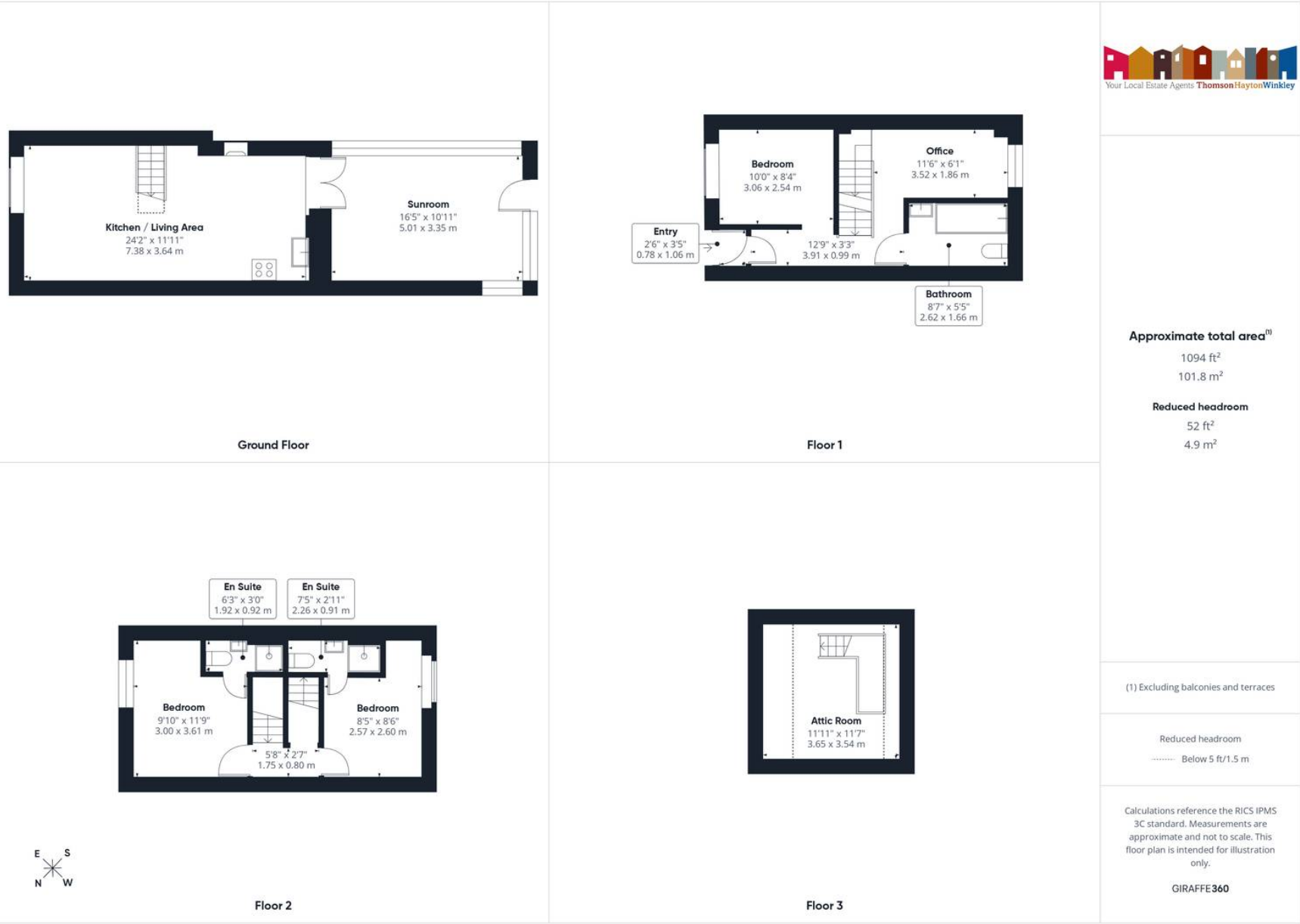
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