



70 Oakthwaite Road, Windermere
£455,000 Freehold



70 Oakthwaite Road

Windermere

A well proportioned semi-detached house which is situated in a popular location within the Lake District National Park. Convenient for all the local amenities in Windermere village, it also offers easy access to the train station. The property has been converted to a high standard throughout and has been used as a AIR BNB.

The well proportioned accommodation comprises entrance hall, sitting room, kitchen, dining room, conservatory and cloakroom to the ground floor, four bedrooms to the first floor one with an en-suite and a bathroom. The property benefits from gas central heating and double glazing.

Outside, to the front of the property, is a gravelled area for driveway parking. To the rear is a enclosed landscape garden with two decking areas and a well kept lawn

GROUND FLOOR

SITTING ROOM

13' 5" x 12' 5" (4.1m x 3.78m)

Both max. Double glazed window, radiator, wall mounted fireplace.

KITCHEN

16' 5" x 13' 1" (5.01m x 3.98m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated appliances including a double oven with a gas hob with extractor/filter over and dishwasher, space for fridge freezer, plumbing for washer dryer, breakfast bar, tiled splashback, recessed spotlights, wood flooring.

DINING ROOM

12' 7" x 11' 4" (3.84m x 3.46m)

Both max. Radiator, multi fuel stove, wood flooring.

CONSERVATORY

9' 4" x 9' 2" (2.85m x 2.79m)

Both max. Double glazed door, double glazed windows, wood flooring.

CLOAKROOM

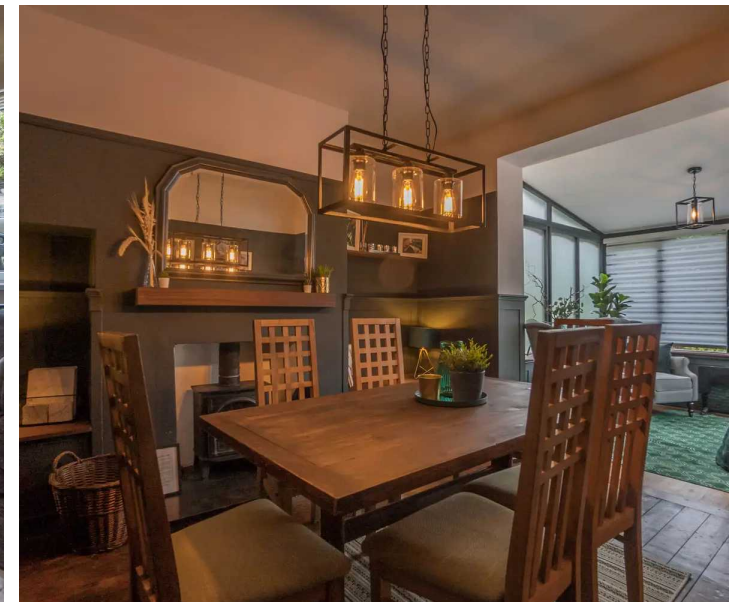
6' 11" x 4' 10" (2.11m x 1.47m)

Both max. W.C. wash hand basin to vanity, radiator, extractor fan, wood flooring.

HALLWAY

9' 6" x 7' 1" (2.89m x 2.17m)

Both max. Single glazed door, single glazed window, radiator, built in cupboard, wood flooring.





FIRST FLOOR

BEDROOM

13' 7" x 11' 3" (4.13m x 3.42m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards, recessed spotlights.

BEDROOM

12' 6" x 7' 9" (3.8m x 2.37m)

Both max. Double glazed window, radiator.

EN-SUITE

4' 7" x 4' 4" (1.4m x 1.33m)

Both max. Double glazed window, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

11' 11" x 11' 10" (3.62m x 3.6m)

Both max. Double glazed window, radiator, fitted head board.

BEDROOM/STUDY

9' 8" x 4' 4" (2.94m x 1.32m)

Both max. Double glazed window, radiator.

BATHROOM

8' 4" x 6' 10" (2.53m x 2.08m)

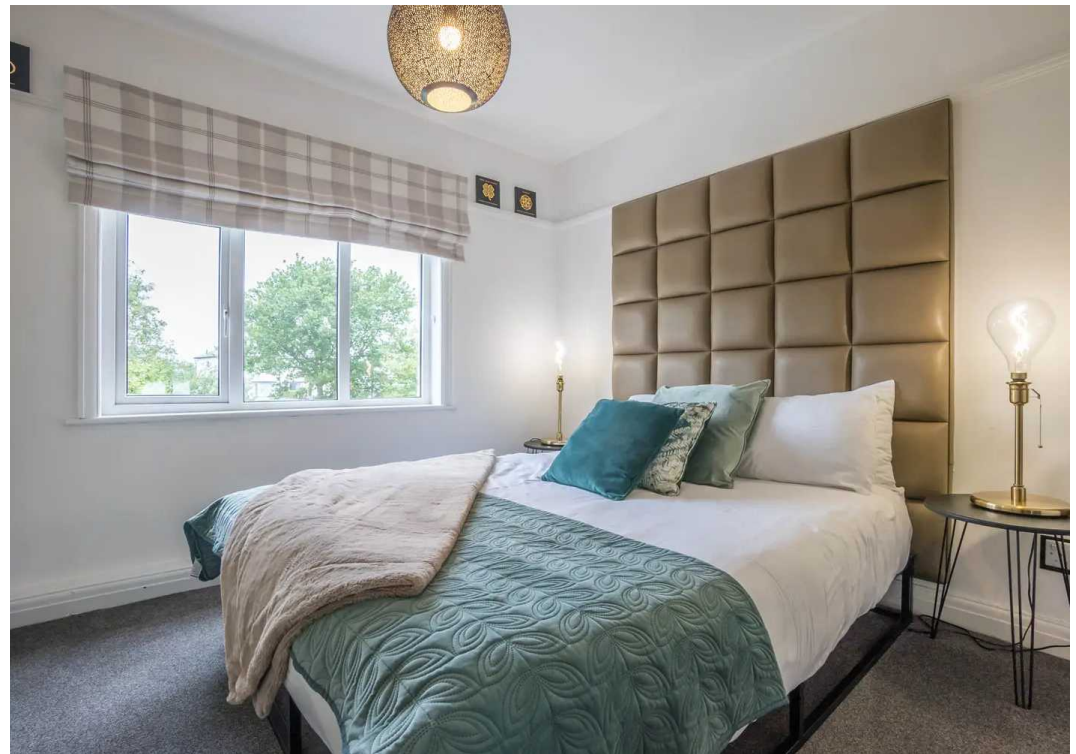
Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower over and mixer shower, fully tiled walls, built in cupboard housing gas combination boiler, tiled flooring.

LANDING

12' 9" x 7' 5" (3.89m x 2.27m)

Both max. Loft access.





OUTSIDE

To the rear is an enclosed landscape garden with two decking areas a well kept lawn established trees and hedges with rockery features.

OFF ROAD

Driveway parking for two vehicles

GARAGE

There is a small detached garage for storage.

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND

TENURE: FREEHOLD

DIRECTIONS

From our Windermere office proceed along New Road, turn left in to Ellerthwaite Road continuing to the T Junction. Turn right on to Park Road and then take the first right on to Oakthwaite Road follow the road to the end where there is a right turn down a small lane which has number 70 located on the right.

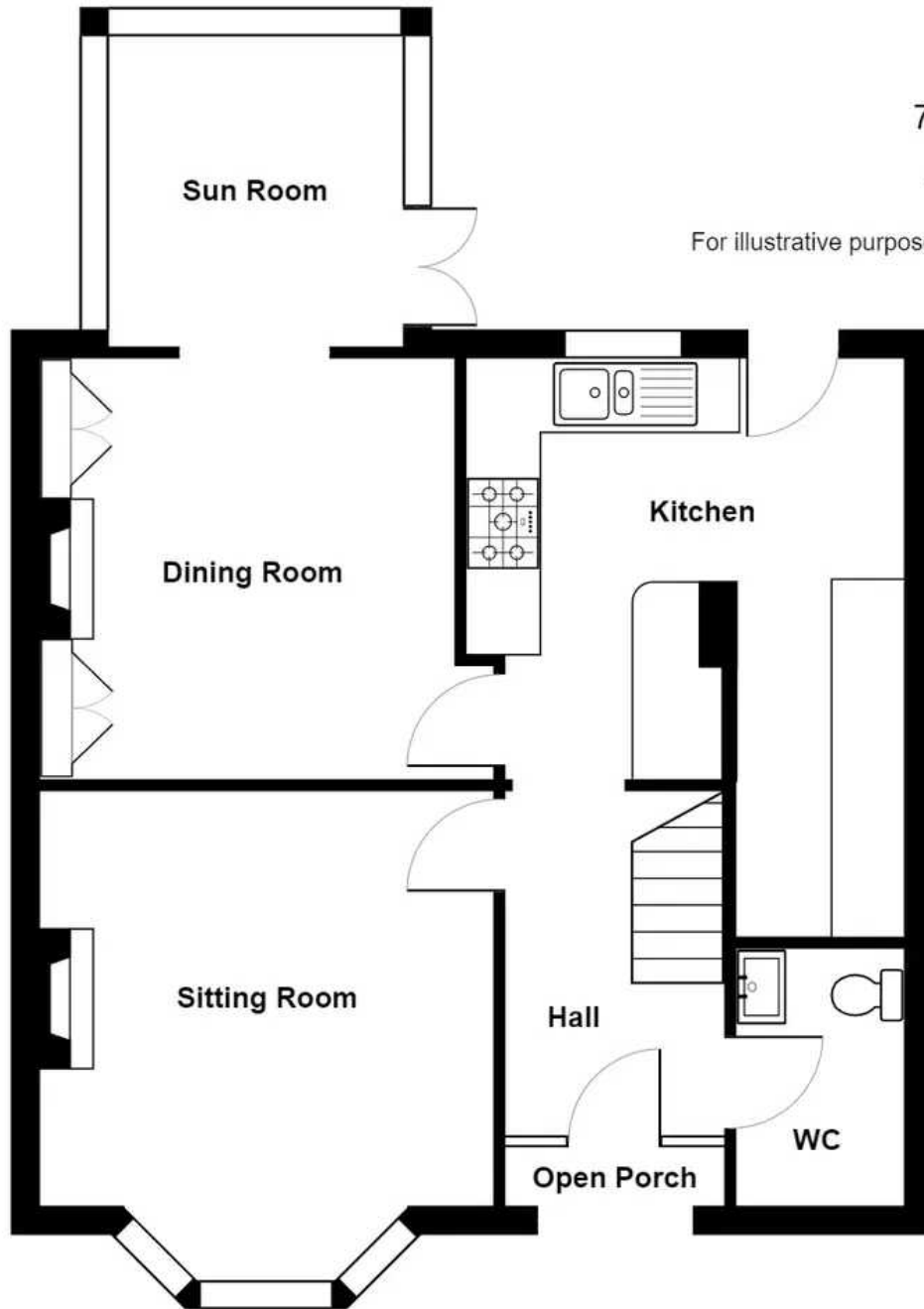
WHAT3WORDS: lions.routes.outdoor.



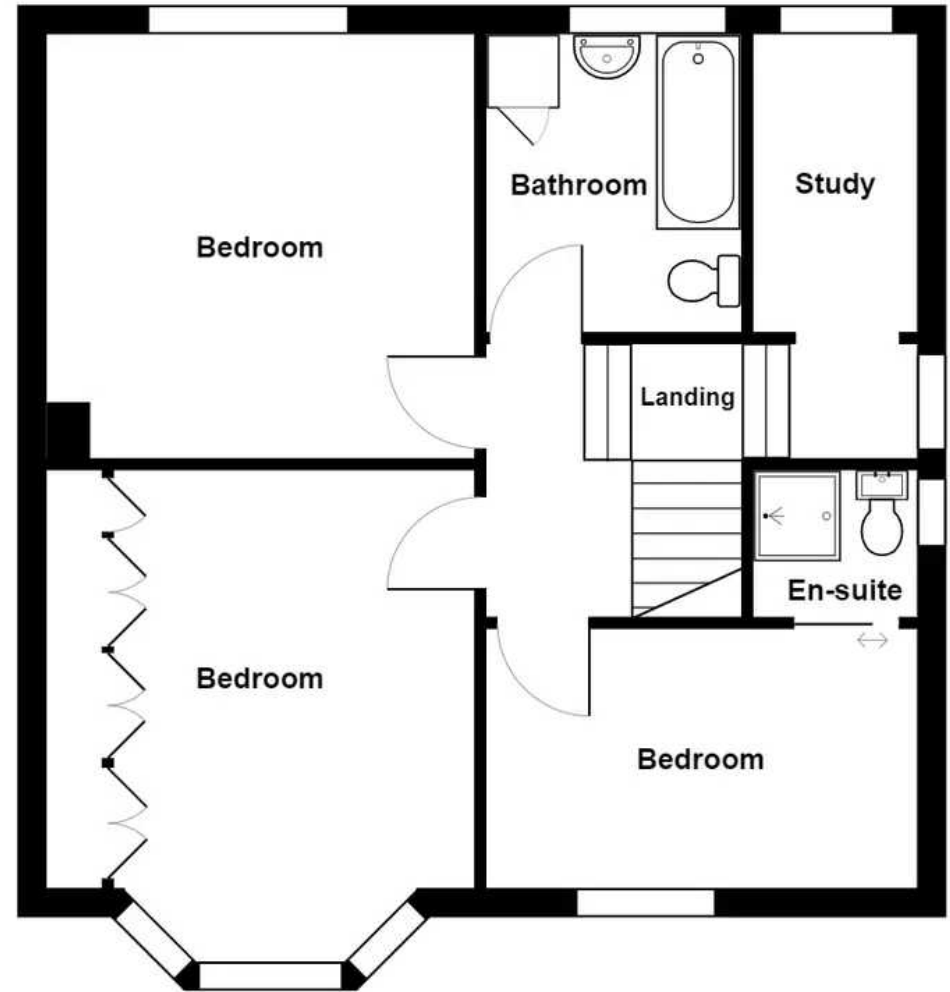
70 Oakthwaite Road, Windermere

Total Area: 106.4 m² ... 1145 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Ground Floor



First Floor



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