





20 Riverbank Road

£520,000

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Kendal

Cumbria

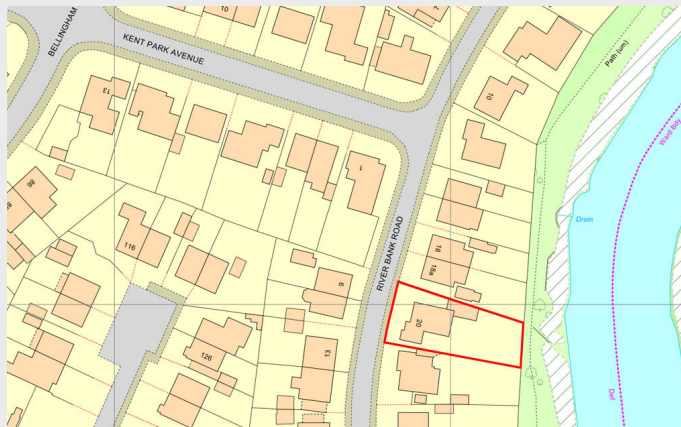
LA9 5JS

This first class detached true bungalow has been expertly extended and improved by the present owners who with thought and attention to detail have created a home for not only the family to live in but also for entertaining. The layout is well planned with a welcoming dining kitchen and large living room with wood burning stove, a good utility room, three double bedrooms and contemporary shower room – all of which are complemented by the garage and workshop, private driveway and large gardens - in all a home of true quality.

The location is superbly placed in a peaceful setting on the southerly fringe of the market town of Kendal, with private gardens that back onto the banks of the river Kent with easy access for both primary and secondary schools, the town centre and an easy car journey to the motorway or mainline station at Oxenholme.



Rear aspect and garden



Ordnance Survey Ref: 01004925

Description: Situated to the south of the town is this excellent detached three-bedroom bungalow that sits on a large level plot in a most convenient location offering easy access to shops, schools and transport links.

The present owners have in recent years altered and extended the original layout creating what is now a superb home for 21st century family living and enjoyment. The attention to detail that has been undertaken can be appreciated from the moment you step into the dining kitchen with its bi-folding doors onto the sun terrace and the double doors that lead through to the spacious living room with its wood burning stove. There are three good double bedrooms and a large shower room, utility room and cloakroom and the loft room offers clear potential for conversion if required. To complete the picture is a large garage with remote controlled door and adjoining workshop, level driveway for several vehicles and the most delightful well tended gardens which need to be seen to be appreciated including the splendid Arctic Cabin for out door enjoyment.

Location: Riverbank Road is located in a popular residential area to the south of the market town of Kendal being on a bus route and offering easy access to the Kendal By-Pass, primary and secondary schools, shops and local amenities.

The property can be found by leaving Kendal on the Milnthorpe Road (A6) proceeding through the traffic lights at Romney Road and taking the second turning left opposite Romneys onto Bellingham Road. Follow the road down bearing left onto Riverbank Road, number 20 is then found on your left hand side a short way along.

Known as the "Gateway to the Lakes" the market town of Kendal offers easy access to both the Lake District and the Yorkshire Dales National Parks. The M6 motorway is accessible at Junctions 36 and 37 and from the mainline railway station at Oxenholme London is only three hours away. The town centre boasts not only well-regarded schools, a college, churches, medical centres, banks and supermarkets but also independent traders and specialist artisan providers, a twice weekly market, the renowned Brewery Arts Centre, a superb gallery at Abbott Hall and a leisure centre that not only provides sports facilities but hosts concerts ranging from classical to popular.



Excellent dining kitchen



Excellent dining kitchen



Excellent dining kitchen



The kitchen area



Living Room



Living Room

Accommodation with approximate dimensions:

Entrance Porch With timber cladding and a contemporary double glazed door with matching side panel. Attractive tiled floor and vertical radiators, down lights and fitted shelving. Glazed panelled door to:

Splendid Dining Kitchen 19' 0" x 12' 8" (5.79m x 3.86m)
Warm, welcoming and inviting - with vaulted ceiling and down lights and double doors opening into the living room. Attractive Karndean flooring with under floor heating,

stainless steel sockets and vertical radiator. UPVC double glazed window to the front garden and bi-folding doors to a decked area and sun terrace to the rear. The kitchen installed by Atlantis Kitchens of Kendal is fitted with an attractive range of gloss wall, base and drawer units with concealed lighting, complementary Silestone worktops with matching up stands, drainer and inset bowl and half sinks. Kitchen appliances by Siemens comprise; a built in oven and matching combination microwave and oven, five ring induction hob with glass splash back and stainless steel cooker hood and extractor, integrated dishwasher and fridge freezer.

Utility/Cloak Room 9' 7" x 7' 2" (2.92m x 2.18m) Fitted with an extensive range of full floor to ceiling cupboards, open shelving and single drainer stainless steel sink unit. Plumbing for washing machine and space for tumble dryer. UPVC double glazed window, attractive flooring, radiator and down lights.

Cloakroom with WC.



Bedroom 1 with fitted wardrobes and sliding doors



Bedroom 1 with sliding doors to terrace



Sun terrace with space for hot tub

Living Room 22' 2" x 14' 6" (6.76m x 4.42m) A splendid room again with a vaulted ceiling with two remote controlled Velux roof lights and UPVC double glazed windows to the front and side. Open fireplace with granite hearth and wood burning stove, fitted cupboards with granite tops and alcove for wall mounted TV, two radiators.

Inner Hall With fitted cupboards and access via a fold down timber ladder to:

The loft offers clear potential for conversion into further living space if required subject to any necessary consents and is

currently in use as a home office with UPVC double glazed window to the gable end, fitted desk, telephone point, power and light. Gas boiler.

Bedroom 1 12' 6" x 10' 0" (3.81m x 3.05m) With UPVC double glazed sliding patio door to the terrace and garden. Attractive range of fitted wardrobes with sliding mirrored doors, two bed head lights, vertical radiator and TV aerial point.

Bedroom 2 9' 3" x 9' 2" (2.82m x 2.79m) Again overlooking the terrace and rear garden. UPVC double glazed window, radiator.

Bedroom 3 9' 11" x 9' 2" (3.02m x 2.79m) UPVC double glazed window, fitted wardrobes with matching cupboards and drawers. Vertical radiator and TV aerial point.

Shower Room Attractive tiled walls and complementary Karndean flooring. A three piece suite comprises; large walk in glazed shower cubicle with rainfall head and separate hand held attachment, contemporary vanity unit with wash hand basin and LED lighting, wall hung WC. Vertical towel radiator and UPVC double glazed window.

Outside:

Excellent Garage and adjoining workshop 17' 4" x 14' 1" (5.28m x 4.29m) x 14' 1" x 6' 3" (4.29m x 1.91m) Electric roll up door, power and light. Single drainer stainless steel sink with Heatstore over sink hot water cylinder. Secure door to workshop.

To the front of the garage is an extensive level 'resin' driveway providing off road parking for several vehicles.

The gardens at the property have been landscaped and are well tended, the front with paved path, lawn and planted beds.

To the rear is a particularly large enclosed private garden that enjoys sunshine all day long offering privacy and seclusion with a gate out onto a woodland pathway that leads down to Scroggs and the river Kent.

Laid out over two levels with a large 'resin' sun terrace with glass screens offering fantastic outside entertainment space, together with room for a hot tub and wood store. Stone steps lead down to a lawned garden with stone walling and planted beds, gravelled areas, pergola and large garden shed.

Continuing with the outdoor entertaining theme is a splendid six sided timber, shingle roofed 10 square meter 'Arctic Cabin' based on a traditional design from Finland with a pine clad interior, wrap round seating with a central fire pit with flue. Providing perfect space for the grownups or teenagers den.



Bedroom 2



Bedroom 3



Shower Room



Sun terrace with steps to the lower garden



Lower garden with 'Arctic Cabin'



Inside the 'Arctic Cabin'

Services: Mains electricity, mains gas, mains water and mains drainage. Wired for Sonos surround system to the living room and dining kitchen. Mechanical ventilation heat recovery system.

Council Tax: South Lakeland District Council - Band D

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Riverbank Road, Kendal, LA9

Approximate Area = 1548 sq ft / 143.8 sq m (includes garage)

Limited Use Area(s) = 225 sq ft / 20.9 sq m

Total = 1773 sq ft / 164.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 791049