



4 Helme Chase Gardens, Kendal
Asking Price £650,000

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Thomson Hayton Winkley



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An appealing detached house situated in a desirable residential area within the market town of Kendal. Having four double bedrooms, two reception rooms, breakfast kitchen, conservatory, study/studio, bathroom, en suite, cloakroom, utility room, garage, driveway parking and private rear garden.







4 HELME CHASE GARDENS

This impressive modern family home is pleasantly tucked away on a desirable cul-de-sac to the south of Kendal and is conveniently placed for the many amenities available both in and around the market town. The location offers easy access to supermarkets, Kendal Leisure Centre, Doctors surgery and pharmacy, the mainline railway station at Oxenholme, road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises a porch, entrance hall, sitting room, conservatory, breakfast kitchen, dining room, study/studio, cloakroom and utility room with access to the garage with workshop/storage space on the ground floor. The first floor offers four double bedrooms, with one having an en suite shower room, and a five piece family bathroom. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Complementing the living space is a garage, ample driveway parking and beautiful landscaped gardens to the front and rear with the rear being exceptionally private.

GROUND FLOOR

PORCH

7' 3" max x 5' 10" max (2.22m x 1.78m)

Double glazed door, radiator, cornice, fitted coat hooks.

STUDY/STUDIO

10' 9" max x 9' 10" max (3.29m x 3.00m)

Double glazed windows, radiator, coving, fitted coat hooks to alcove.

CLOAKROOM

6' 2" x 4' 7" (1.88m x 1.40m)

Double glazed window, radiator, two piece suite in white comprises W.C. and wash hand basin to vanity, fitted mirror, partial tiling to walls.

INNER HALL

6' 8" max x 5' 10" max (2.04m x 1.79m)

Single glazed French doors to porch, cornice.

SITTING ROOM

25' 1" max x 15' 8" max (7.66m x 4.80m)

Double glazed bay window, double glazed window, three radiators, living flame gas fire to marble fireplace, cornice, wall lights.

CONSERVATORY

9' 4" max x 9' 0" max (2.87m x 2.76m)

Double glazed French doors and windows, radiator, lighting.

DINING ROOM

16' 0" x 10' 5" (4.90m x 3.19m)

Double glazed French doors to patio, double glazed window, radiator, understairs cupboard with lighting, cornice, dado rail, feature painted panelling to walls.

BREAKFAST KITCHEN

15' 7" max x 13' 0" max (4.77m x 3.97m)

Double glazed window, radiator, base and wall units, stainless steel sink, built-in oven and grill, five burner gas hob with extractor hood over, integrated fridge and freezer, plumbing for dishwasher, recessed spotlights, under wall unit lighting, tiled splashbacks, breakfast bar.

UTILITY ROOM

9' 1" x 7' 9" (2.79m x 2.38m)

Double glazed door to garage, double glazed window, base and wall units, stainless steel sink, fitted worktop, plumbing for washing machine, space for tumble dryer, gas central heating boiler.





FISRT FLOOR

LANDING

9' 11" max x 7' 3" max (3.04m x 2.23m)

Natural light from ground floor, radiator, built in airing cupboard housing hot water cylinder, coving, loft access.

BEDROOM

13' 8" x 10' 10" (4.17m x 3.32m)

Double glazed window, radiator, built in wardrobe, coving.

EN SUITE

10' 9" max x 7' 6" max (3.29m x 2.30m)

Double glazed window, radiator, three piece suite comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed lighting, wall light with shaver point, fitted mirror, partial tiling to walls.

BEDROOM

18' 6" max x 13' 10" max (5.65m x 4.23m)

Double glazed window, double glazed Velux window, two radiators, air conditioning unit, built in wardrobes, fitted drawers and dressing table, recessed lighting, coving, wall light.

BEDROOM

12' 5" x 9' 1" (3.79m x 2.79m)

Double glazed window, radiator, recessed lighting, coving.

BEDROOM

11' 2" x 10' 3" (3.42m x 3.13m)

Double glazed window, radiator, built in wardrobe, coving.

BATHROOM

9' 9" max x 6' 4" max (2.98m x 1.95m)

Double glazed window, heated towel radiator, five piece suite in white comprises W.C. with concealed cistern, bidet, wash hand basin, bath and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirrored wall unit with light with shaver point, tiling to walls and floor.

GARAGE WITH WORKSHOP/STORAGE SPACE

20' 0" max x 19' 7" max (6.10m x 5.98m)

Two up and over doors, double glazed door to garden, light and power, water supply.

OUTSIDE

The front of the house offers driveway parking to the front of the garage and well stocked beds and border. Across from the house lies an attractive area of greenery, a portion belongs to number 4. There is beautifully presented, private enclosed garden to the rear which includes two generous paved patios, a small pond and a variety of established trees, shrubs and perennial plants which create colour and interest throughout the seasons.

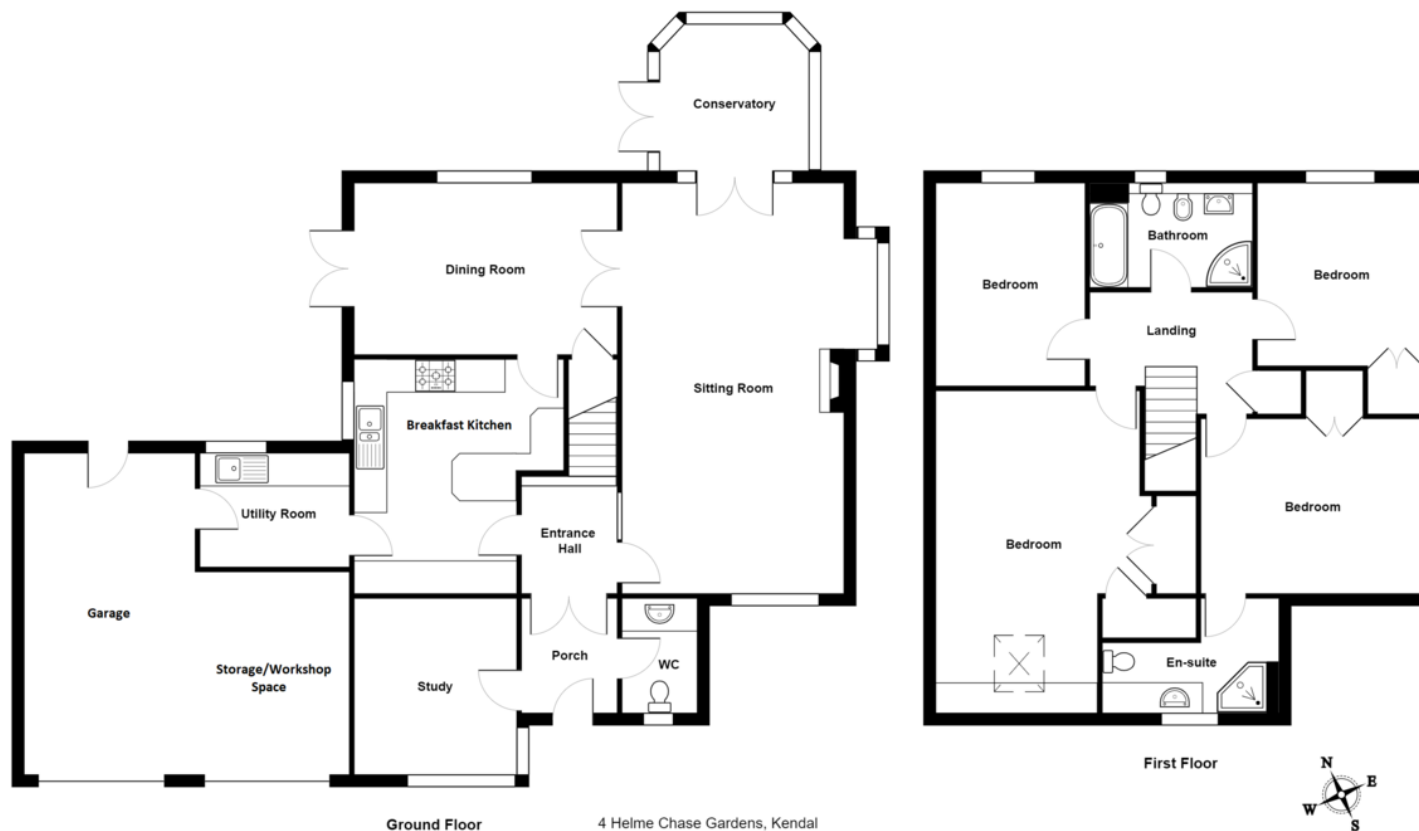
SERVICES

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

COUNCIL TAX BANDING

Currently Band G as per the Valuation Office website.





Ground Floor

4 Helme Chase Gardens, Kendal

Total Area: 218.8 m² ... 2355 ft²

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the centre of the town head south on the A65 Burton Road. Pass the Leisure centre on the left and pass the entrance to Rinkfield on the right. Proceed to turn right in to the car park for Helme Chase Surgery and keep left to continue on to Helme Chase Gardens cul-de-sac. Number 4 is located on the left with the double garage.

WHAT3WORDS:
pretty.spared.hype

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