



**HACKNEY
& LEIGH**
Sales



Rear garden



Morso wood burner



Excellent family/living/dining kitchen

£595,000

4 Tenterfield, Brigsteer Road, Kendal, Cumbria, LA9 5EA

Description: This fabulous modern detached home is situated in the picturesque Greenside area being one of Kendal's conservation areas. A home that provides generous flexible living space for all the family to enjoy. From the splendid family/living dining kitchen with its wood burning stove and access to the garden, to the sitting room and the four/five bedrooms and two bath/shower rooms on the first floor.

Completing the picture is a large integral garage, an electric vehicle charging point to the front driveway and the most attractive south facing rear garden that offers privacy and seclusion. The situation offers easy access to both the centre of the market town of Kendal and surrounding countryside and National Parks. The property provides high levels of insulation for low energy consumption and comes complete with the remainder of a ten-year NHBC warranty.

Location: Tenterfield is located in one of Kendal's popular conservation areas just off Greenside and Brigsteer Road. The town centre is within walking distance and the popular Brewery Arts centre a short stroll over Bowling Fell onto Garth Heads and the ever popular Riflemans pub is only a few minutes away.

Brigsteer Road is approached from the Town Centre by way of Allhallows Lane and continuing onto Beast Banks. Proceed past the Riflemans public house overlooking the green and take the next left turning into Bankfield and then immediately right onto Brigsteer Road.

Tenterfield is then found on your left hand side. Turn into the development and number 4 can then be seen straight ahead.

Property Overview: Tenterfield is an exclusive collection of eight three and four bedroom houses developed by local award winning builders Russell Armer Homes, built in the grounds of what was originally a private house and that later became the nurses accommodation for the nearby hospital that is now Summerhill Nursing Home.

The vendors who bought from new, were lucky enough to be able to alter and adapt the original designed layout into a splendid family home that takes full benefit of the south facing rear garden.

Entering the warm and welcoming hallway the attention to detail that has gone into creating this wonderful family home becomes apparent. The splendid engineered wood flooring runs through into the fabulous family/living/ dining kitchen and a timber staircase leads up to the first floor. An internal door leads into the integral garage. That all important downstairs cloakroom is well tiled with complementary wall and floor tiles. A two piece suite comprises; a wash hand basin and WC. Double glazed window.

Moving into the sitting room with its bay window to the front elevation and plantation shutters, and window to the side, this offers that ideal quiet room to sit, read and watch TV.



Excellent family/living/dining kitchen



Excellent family/living/dining kitchen



Office/ Bedroom 5



Sitting Room with bay window



Sitting Room



Sitting Room



Entrance Hall



First Floor Landing

The through to the heart of the home, warm, friendly and inviting being south facing with distant views to The Helm - this splendid family/living/dining kitchen is perfect for everyday living with a Morso wood burning stove standing on a circular slate hearth, and with plenty of space for entertaining. The patio doors open onto a large decked area, being another room on sunny days and warm summer evenings, with the garden being particularly safe for children and pets alike.

The kitchen has been fitted and equipped to a high standard and finish by Webbs of Kendal with a range of wall and base units, a useful full height pantry cupboard and a central island unit with drawer fitments. Complementary granite work surfaces have an inset bowl and half sink and a range of AEG Kitchen appliances include; a built in double oven and microwave, a halogen hob with cooker hood and extractor over, and an integrated dishwasher.



Master Bedroom with ensuite

To the first floor is a spacious landing again with the engineered wood flooring that runs into each bedroom. A deep airing cupboard houses the Ideal boiler and pressurised hot water cylinder, along with shelving for linen and a light.

The master bedroom faces south with two windows and distant views to the Helm. Fitted by Webbs of Kendal is an attractive range of solid Ash bedroom furniture including wardrobes and drawers. The en-suite shower room has complementary part tiled walls and tiled floor, an extractor fan, down lights and chrome vertical towel radiator. A three piece suite comprises; large shower cubicle with rainfall

shower head and separate hand held attachment, contemporary wall mounted vanity unit with wash hand basin, WC.

Bedroom 2 and 3 are both good doubles with pleasant aspects to the front and fitted plantation shutters, with bedroom 3 having a deep over stairs cupboard with shelving and hanging rail.

Originally designed as one large bedroom, but sub divided by the vendors into two excellent rooms, both with fitted wardrobes, bedroom 4 to the rear with a Velux roof light and



Master Bedroom with ensuite



Ensuite to master bedroom

bedroom5/study to the front with open aspect and plantation shutters.

The house bathroom with complementary tiled floor and part tiled walls has a three piece suite comprising; a panel bath with shower mixer, wash hand basin and WC. Chrome vertical towel radiator and useful toiletry shelf. Extractor fan and down lights.

Accommodation with approximate dimensions:

Ground Floor

Open Canopy Porch

Entrance Hall

Cloakroom

Sitting Room

22' x 11' 3" (6.71m x 3.43m)

Family Living Dining Kitchen

19' 5" x 16' 2" (5.92m x 4.93m)

First Floor

Spacious Landing

Master Bedroom with En-suite Shower Room

17' 5 max" x 13' 4 max" (5.31m x 4.06m)

Bedroom 2

13' 7" x 9' 8" (4.14m x 2.95m)

Bedroom 3

13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom 4

11 max' 0" x 10' 6 max" (3.35m x 3.2m)

Study/Bedroom 5

10' 6 max" x 10' 6 max" (3.2m x 3.2m)

House Bathroom

Outside:

Integral Garage 21' 5" x 10' 8" (6.53m x 3.25m) with electric roller door, power and light. Excellent utility area with fitted cupboard and worktop with stainless steel bowl. Plumbing for washing machine and space for tumble dryer. Door to rear garden.

To the front of the garage is a brick paved driveway providing off road parking.



Master Bedroom with ensuite



Family Bathroom



Bedroom 2



Bedroom 4



Bedroom 3



Bedroom 3

Gardens: The property has small planted fore garden with side access leading to the private enclosed south facing rear garden with mature trees and raised planted flower and shrub beds. A large timber composite deck provides plenty of space for alfresco dining and the lawned garden area beyond for playing. Good sized shed and log store.

Services: mains electricity, mains gas, mains water and mains drainage. Hardwired smoke detectors.

'Hive' system is installed which allows you to control the heating and hot water remotely.

Council Tax: South Lakeland District Council - Band E

Tenure: Freehold - a Management Company deals with the management and maintenance of communal facilities including the road and courtyard, gardening etc, for which an annual variable service charge of approximately £267 is payable.

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

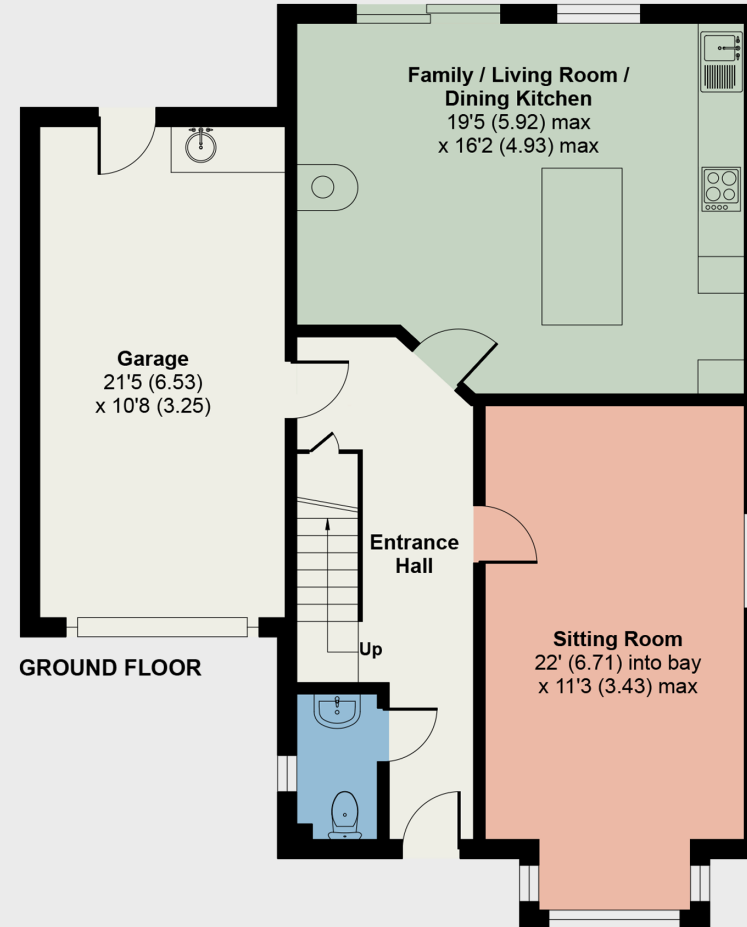
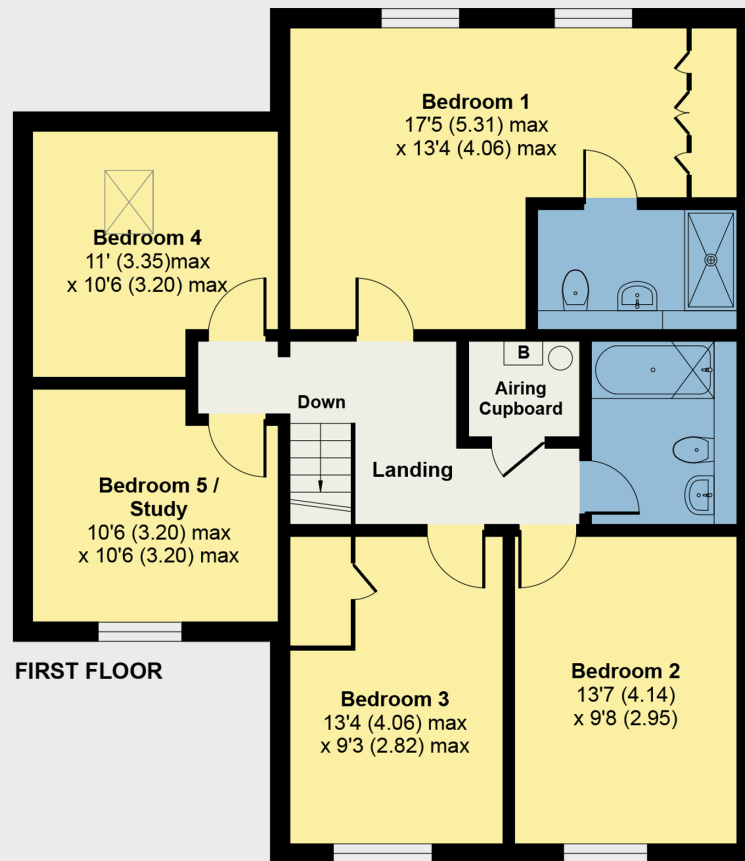
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Tenterfield, Brigsteer Road, Kendal, LA9

Approximate Area = 1869 sq ft / 174 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Hackney & Leigh. REF: 917185