



23 Aldercroft, Kendal  
Asking Price £450,000

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Thomson Hayton Winkley



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A well presented detached house situated on a popular residential development in the market town of Kendal. Having a sitting room, kitchen, dining and living space, five bedrooms, bathroom, en suite, cloakroom, utility room, garage converted to store, driveway parking and enclosed rear garden.







## 23 ALDERCROFT

A deceptively spacious detached residence with countryside views from the rear aspect occupying a pleasant cul-de-sac position within a popular residential area in the market town of Kendal. Having rural walks from the door step and being convenient for all the local amenities and road links to the Lake District National Park and the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, excellent kitchen, dining and living space, cloakroom, utility room and store, which was formerly the garage, on the ground floor and five bedrooms, with one having an en suite shower room, and a family bathroom on the first floor. The property benefits from gas central heating and double glazing throughout.

Outside there is driveway parking and an enclosed garden to the rear which takes full advantage of the view.

## GROUND FLOOR

### PORCH

7' 10" x 3' 2" (2.41m x 0.97m)

Double glazed door and window, lighting, tiled flooring.

### ENTRANCE HALL

11' 10" max x 6' 2" max (3.63m x 1.89m)

Single glazed door to porch, double glazed window to porch, radiator, with decorative cover, understairs cupboard, coving.

### SITTING ROOM

23' 8" max x 12' 3" max (7.23m x 3.74m)

Double glazed Bay window, two radiators, woodburning stove to feature fireplace, coving, recessed spotlights.

## KITCHEN, DINING AND LIVING SPACE

31' 0" max x 21' 5" max (9.47m x 6.54m)

Double glazed folding doors to garden, double glazed window, two double glazed Velux windows, three radiators, excellent range of base and wall units, sink, built in oven and grill, induction hob with extractor hood over, integrated dishwasher, tiled splashbacks, panelled feature wall, recessed spotlights, under wall unit lighting.

## UTILITY ROOM

8' 1" max x 5' 6" max (2.48m x 1.68m)

Double glazed door and window, good range of base and wall units, stainless steel sink, plumbing for washing machine, fitted shelving, recessed spotlights.

## CLOAKROOM

6' 9" max x 3' 0" max (2.07m x 0.93m)

Double glazed window to porch, heated towel radiator, two piece suite in white comprises W.C. and wash hand basin to vanity, tiling to walls.

## STORE

10' 2" max x 8' 3" max (3.11m x 2.52m)

Up and over door, light and power, space for tumble dryer and freezer.





## FIRST FLOOR

### LANDING

11' 9" x 2' 7" (3.59m x 0.81m)

Built in cupboard housing gas combination boiler, access to loft with drop down ladder.

### BEDROOM

11' 9" x 10' 7" (3.60m x 3.25m)

Double glazed window, radiator, coving.

### EN SUITE

8' 8" max x 5' 1" max (2.66m x 1.55m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted shelf, recessed spotlights, partial tongue and groove panelling to walls.

### BEDROOM

16' 2" max x 7' 2" max (4.94m x 2.20m)

Two double glazed windows, radiator.

### BEDROOM

13' 10" x 8' 0" (4.22m x 2.44m)

Double glazed window, radiator.

### BEDROOM

10' 7" x 8' 1" (3.23m x 2.48m)

Double glazed window, radiator.

### BEDROOM/DRESSING ROOM

7' 3" x 6' 8" (2.23m x 2.04m)

Double glazed window, radiator, fitted shelving and hanging rails.

### BATHROOM

11' 7" max x 5' 10" max (3.55m x 1.80m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath, extractor fan, recessed spotlights, shaver point, tiling to walls.

## OUTSIDE

23 Aldercroft offers attractive low maintenance outside space which includes driveway parking to the front of the house bordered with well stocked raised beds. The rear of the property offers an enclosed garden which includes a paved patio together with a decorative artificial lawn and a well stocked raised bed.

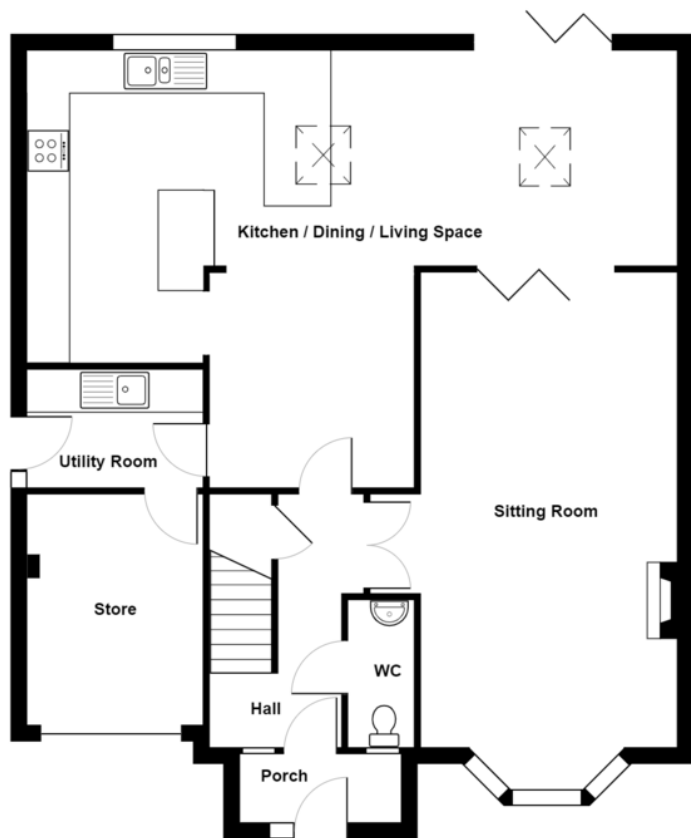
## SERVICES

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

## COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





**Ground Floor**



**First Floor**

23 Aldercroft, Kendal  
 Area: 156.4 m<sup>2</sup> ... 1684 ft<sup>2</sup>  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From Kendal Town Hall proceed up Allhallows Lane and on to greenside. Turn left in to Bankfield road and take the first right on to Brigsteer Road. Continue to turn left on to Underwood, then right in to Cedar Grove and then left onto Aldercroft. Follow the road around to the right to find number 23 located on the left.

**WHAT3WORDS:**

hurray.other.party

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