



Brigsteer Road

£470,000

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

This well designed modern semi-detached home is situated in the picturesque Greenside area being one of Kendal's conservation areas. Laid out over three floors the layout is generous and flexible from the large dining kitchen on the ground floor to the first floor living room both of which are south facing. There are four double bedrooms, two on the first floor along with the house bathroom and one along with the master bedroom with its large ensuite shower room on the second floor.

The situation offers easy access to both the centre of the market town of Kendal and surrounding countryside and National Parks and completing the picture is large integral garage and a south facing rear garden. The property provides high levels of insulation for low energy consumption and comes with the remainder of a ten year NHBC warranty.

Quick Overview

- Modern semi-detached property
- Generous flexible living space
- excellent fitted and equipped dining kitchen
- Four double bedrooms
- Two bath/shower rooms
- South facing rear garden
- Off road parking
- Convenient location for Kendal town
- Comes complete with the remainder of a ten-year NHBC warranty
- Broadband speed 71 MBPS



4



2



1



B



71 MBPS



Off Road
Parking

Property Reference: K6607



Welcoming entrance hall



Living Room with doors to balcony rail



Excellent Dining Kitchen



Excellent Dining Kitchen

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

The location is on the outskirts of The Market Town of Kendal, 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.

The Development of Tenterfield is then found on your left hand side. Turn into the development and number 6 is then found on your right hand side.

Property Overview: Tenterfield is a small residential development just off Brigsteer Road built by Russell Armer Homes to a high standard of design and finish. Number 6 is a well presented and tastefully decorated, modern town house that has been owned from new by the vendor. The accommodation is laid out over three levels providing flexible living for all the family to enjoy.

Stepping into the entrance hall on the ground floor those that view will begin to appreciate the warm welcome that awaits. The hallway offers good storage space below the open staircase and has that all important cloakroom with WC and there is direct access into the large integral garage. Attractive flooring runs through into the dining kitchen.

The excellent fitted and equipped dining kitchen enjoys a south facing aspect with UPVC double glazed patio doors and two matching side panels leading out to the composite deck and garden. An excellent range of high-quality kitchen units with concealed down lights are complemented by the worktops and breakfast bar and co-ordinating part tiled walls. Kitchen appliances include a built-in double oven and four ring gas hob with cooker hood and extractor over, integrated dishwasher and fridge freezer.

Back into the hallway a door leads into the excellent integral garage with its electric door, power and light. There is plenty of room for not only the car but also the washing machine and tumble dryer.

The first-floor landing has a window to the gable end and a staircase that leads up to the second floor. On this floor you will find a deep shelved airing cupboard with pressurised hot water cylinder, the bathroom, two bedrooms and the living room.

The house bathroom is well tiled with complementary tiled flooring and a three piece suite; comprising panel bath with shower mixer over, a wall hung WC and pedestal wash hand basin. Chrome vertical towel radiator, extractor fan and down lights.

Both bedrooms are good doubles and enjoy pleasant open aspects to the front across to Brigsteer Road.

To the rear is a delightful south facing living room with attractive wood flooring and double glazed doors opening onto a balcony rail that overlooks the garden with distant views beyond.



Living Room with doors to balcony rail



Excellent Dining Kitchen



Bedroom 1 with en-suite



Ensuite to bedroom 1



Bedroom 3



Bedroom 4

The second-floor landing has a window to the gable end providing natural light. There is access to the loft and a most useful walk-in box room that houses the Ideal logic boiler.

A third double bedroom again overlooks the front elevation with a pleasant open aspect.

The master bedroom is located to the rear of the house with a southerly aspect and under eaves storage space. The en-suite shower room is well tiled with Velux roof light, and a three-piece suite comprising; a large cubicle with rainfall shower head and separate hand held attachment, modern wall hung vanity unit with wash hand basin, WC. Chrome vertical towel radiator, extractor fan and down lights.

A great family home, in a great location - a home that should be on your to view list - we don't think you will be disappointed !

Accommodation with approximate dimensions:

Ground Floor

Open Canopy Porch

Entrance Hall

Cloakroom

Excellent Dining Kitchen

27'4" x 13'2" (8.36 x 4.01)

Integral Garage

19' 5" x 9' 7" (5.92m x 2.92m)

First Floor

Landing

Living Room

18' 3" x 11' 7" (5.56m x 3.53m)

Bedroom 3

11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom 4

10' 3" x 8' 2" (3.12m x 2.49m)

Bathroom

Second Floor

Landing

Master Bedroom

16' x 12' 10" (4.88m x 3.91m)

Ensuite Shower Room

9' x 5' (2.74m x 1.52m)

Bedroom 2

15' 1" x 9' 5" (4.6m x 2.87m)

Box Room

9' 2" x 8' 1" (2.79m x 2.46m)



Bathroom



Enclosed rear garden



Bedroom 2



View from first and second floors

Outside: The property has the benefit of a brick paved drive to the front of the garage providing off road parking for one vehicle.

The south facing garden to the rear is enclosed being ideal from small children and pets, a composite decking is perfect for outdoor entertaining, and there is a lawn, small paved patio and planters.

Services: mains electricity, mains gas, mains drainage and water.

'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 - There is a Management Company - Tenterfield Management that 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 £405 per annum.

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.

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6 Tenterfield, Brigsteer Road, Kendal, LA9

Approximate Area = 1592 sq ft / 147.9 sq m (includes garage)

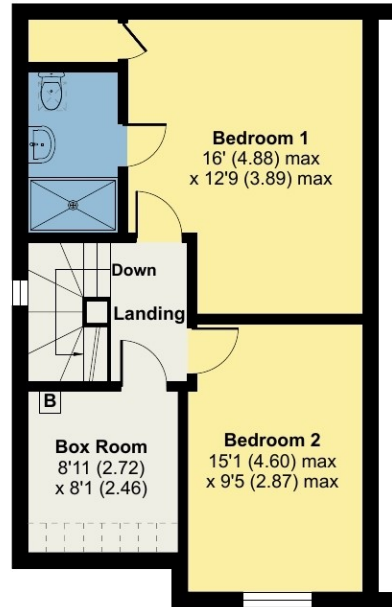
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1606 sq ft / 149.2 sq m

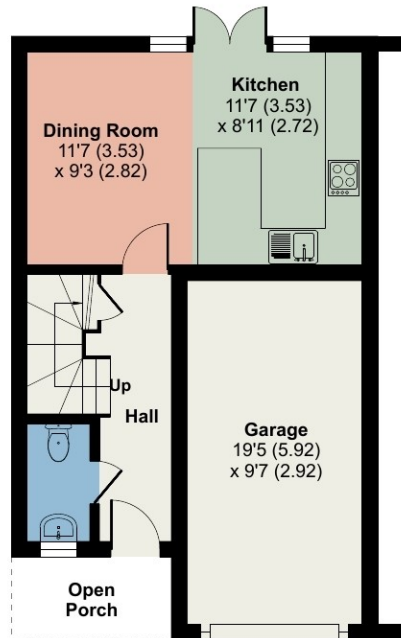
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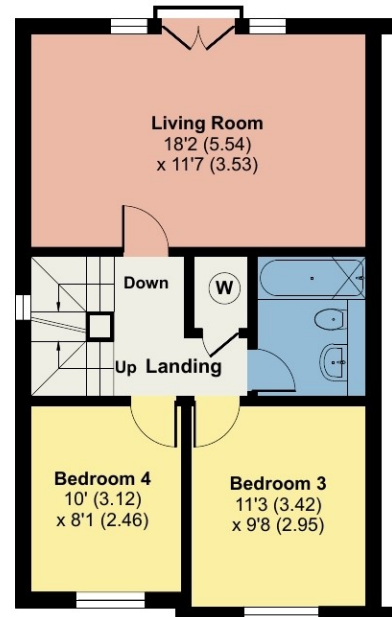
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 942719

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