



51 Kirkstone Close, Kendal
£400,000



51 Kirkstone Close

Kendal

A beautifully presented three storey property built circa 2005 on The Oaks residential estate which benefits from a children's playground, open green spaces, a stream and landscaped avenues together with having excellent transport links, being within walking distance of Oxenholme railway station and approximately 6 miles from the M6.

The property is located within the catchment area for Natland C of E Primary School and is within close proximity to a number of Primary and Secondary Schools. A free school bus service operates between the Oaks Estate and Natland Primary School.

The three storey design maximises floor space to provide well proportioned rooms and living space throughout. The accommodation briefly comprises entrance hall, dining kitchen, conservatory, utility room, cloakroom and access to integral garage to the ground floor. The first floor offers a well proportioned sitting room, double bedroom and family bathroom with the second floor having a further three bedrooms with one being en-suite. The property benefits from double glazing and gas central heating throughout.

Completing this appealing family home is driveway parking to the front and a low maintenance private garden to the rear.

GROUND FLOOR

ENTRANCE HALL

22' 5" x 8' 6" (6.84m x 2.58m)

Both max. Double glazed door, radiator, understair storage.

KITCHEN/DINER

16' 9" x 7' 12" (5.11m x 2.43m)

Both max. Double glazed French doors, double glazed window, good range of base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, integrated fridge freezer, space for dishwasher, gas combination boiler, tiled splashback

CONSERVATORY

12' 7" x 9' 8" (3.83m x 2.95m)

Both max. Double glazed sliding door, double glazed windows, electric heater, wood flooring.

UTILITY ROOM

9' 7" x 4' 3" (2.91m x 1.3m)

Both max. Radiator, stainless steel sink, plumbing for washer dryer, tiled splashback, extractor fan.

CLOAKROOM

7' 3" x 4' 2" (2.2m x 1.28m)

Both max. Double glazed window, radiator, W.C. wash hand basin, tiled splashback.

FIRST FLOOR

SITTING ROOM

20' 11" x 17' 11" (6.38m x 5.45m)

Both max. Two double glazed windows, two radiators, living gas flame fireplace.

BEDROOM

11' 7" x 10' 8" (3.54m x 3.26m)

Both max. Double glazed window, radiator.





BATHROOM

11' 1" x 6' 4" (3.38m x 1.93m)

Both max. Double glazed window, radiator, three piece suite in white comprising W.C. wash hand basin and bath with mixer shower over, partial tiling to walls, extractor fan, wool flooring.

LANDING

14' 2" x 6' 8" (4.31m x 2.03m)

Both max. Double glazed window, radiator.

SECOND FLOOR

BEDROOM

15' 5" x 14' 4" (4.69m x 4.36m)

Both max. Double glazed window, radiator, built in wardrobe.

EN-SUITE

6' 7" x 6' 5" (2.01m x 1.96m)

Both max. Double glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitting, fitted mirror, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

14' 9" x 12' 0" (4.5m x 3.67m)

Both max. Double glazed window, radiator.

BEDROOM

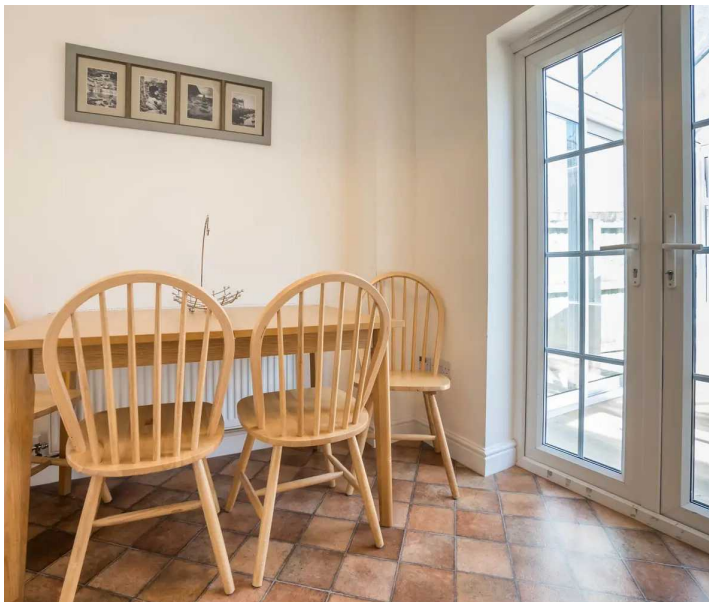
9' 7" x 7' 12" (2.93m x 2.43m)

Both max. Double glazed window, radiator.

LANDING

9' 9" x 8' 0" (2.96m x 2.45m)

Both max. Double glazed window, built in cupboard housing hot water cylinder, loft access.





OUTSIDE

Enclosed garden to the rear with a patio seating area and artificial grass.

GARAGE

16' 69" x 12' 72" (5.09m x 3.88m) Up and over door, light and power.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

TENURE:FREEHOLD

COUNCIL TAX:BAND E

DIRECTIONS

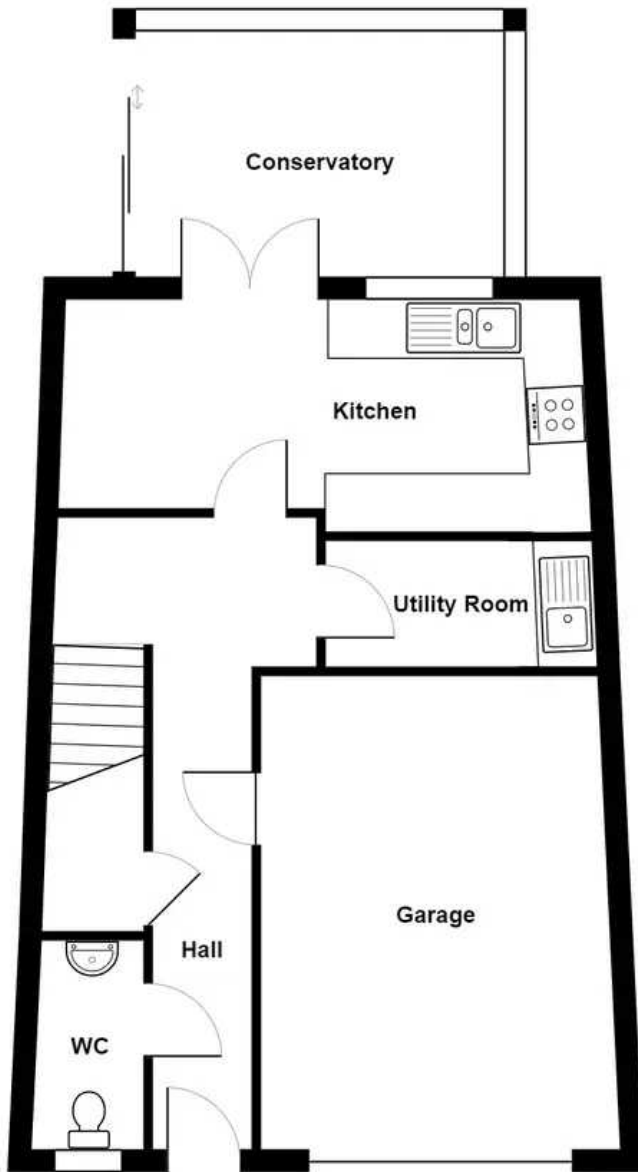
From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue through the traffic lights and turn right at the roundabout into Whinlatter Drive, follow the road around into Kirkstone Close and the property is on your right hand side.

WHAT3WORDS:boots.lawn.edgy.

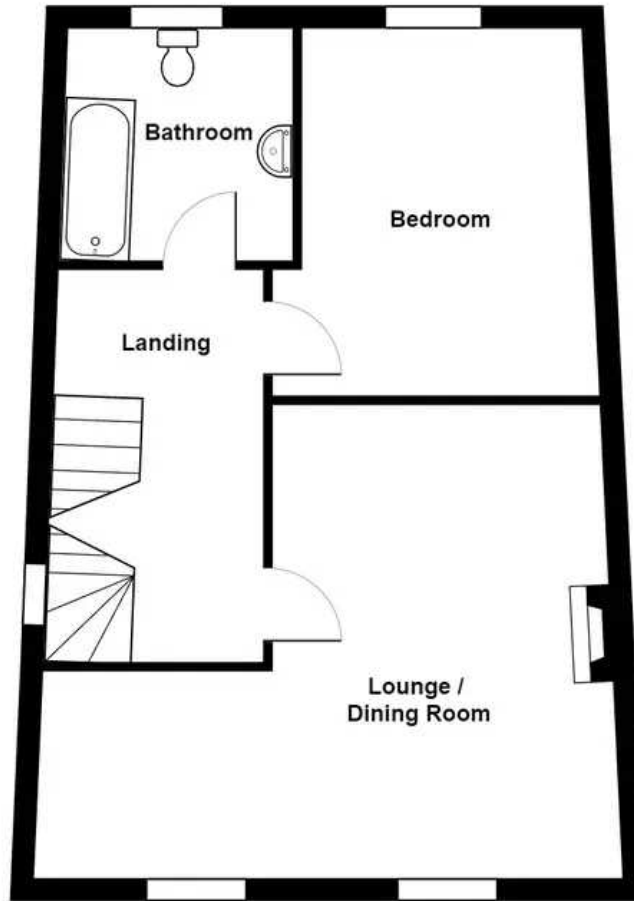


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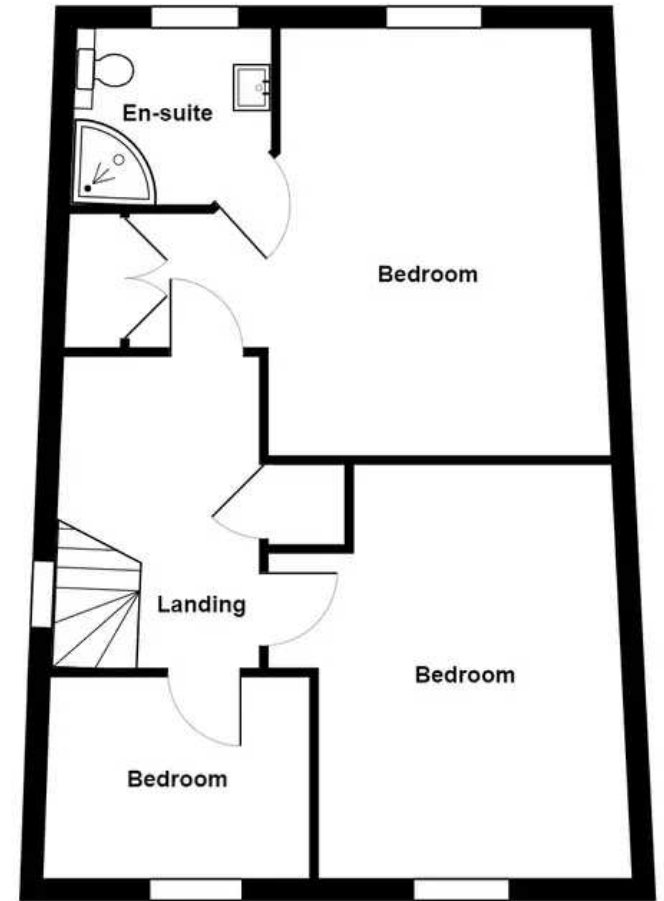
For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Ground Floor



First Floor



Second Floor



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