



Kendal

£695,000

2 Kentrigg Walk, Burneside Road, Kendal, Cumbria, LA9 6EF

Pleasantly situated in a sought after cul-de-sac location this modern architect designed four bedroom detached home of quality, offers an interesting and generous design that really needs to be viewed to be appreciated. The well proportioned split level accommodation briefly comprises; a light and airy reception hall, sitting room, dining room, excellent breakfast kitchen and utility room, along with a master bedroom with an en-suite shower room, three further double bedrooms, a four piece family bathroom and a surprising first floor sun room.

Set in delightful landscaped gardens with river frontage and splendid views, together with for the keen 'fisherman' fishing rights on the Kent. The property has a double garage with the benefit of solar panels and a brick paved driveway providing ample off road parking. Situated within a level walk of the town centre and with the mainline railway station at Oxenholme and the M6 motorway only a short drive away.

Quick Overview

Modern architect designed detached home

Interesting & generous design

Sitting room, dining room & sun room

Breakfast kitchen & utility room

Four bedrooms

En-suite shower room

Four piece family bathroom

Delightful landscaped gardens

Splendid views

Broadband speed up to 80 Mbps



4



2



3



C



80 Mbps



Double garage & off-road parking

Property Reference: K6689



Reception Hall



Dining Room



Garden Room



Sitting Room

Location: Kentrigger Walk is an exclusive small development of detached properties alongside the River Kent. Follow the Burnside Road pass under the Railway bridge and take the second turning on the right into Kentrigger Walk. Number 2 is then the second on your right hand side fronting the River Kent.

Property Overview: Entering the light and airy reception hall with its splendid double glazed door with two matching glazed side panel and feature triangle shaped window over - the sense of space that flows through the house is first experienced - with wide timber staircases that lead to the upper and lower levels and the full height Westmorland style window.

Three steps lead down to the lower ground floor hallway with that all important downstairs cloakroom with wash hand basin and WC. A glazed panel door and screen then opens in to the;

Sitting room a large 21' room with space even for the grand piano! having a large picture window overlooking the garden and river and with sliding patio doors to a sheltered covered sitting area, being open to the garden, perfect for alfresco dining and entertaining even on one of the Lake Districts inclement days. The room is completed by the attractive timber fireplace with its polished limestone inset and hearth and wood burning stove and the matching book shelving and fitted cupboards. Double doors the open into;

The dining room, is perfect as a formal room in which to entertain, or perhaps as a second sitting room, with its aspect over the garden and river views.

Through then into the excellent breakfast kitchen that overlooks the front. Fitted and equipped with an extensive range of wall and base units incorporating a dresser style unit of glazed display cabinets, drawer fitments, wine racks and open shelving, finished with pelmets, cornicing's and down lighting. Built in kitchen appliances include two electric ovens, a five ring gas hob with stainless steel cooker hood and extractor over, integrated fridge, freezer and dishwasher. Complementary solid wood working surfaces with an inset double bowl stainless steel sink and co-ordinating part tiled walls.

The adjoining utility room offers great space with a window and glazed door to outside. Again fitted with a range of wall and base units with complementary working surfaces and inset single drainer sink. There is plumbing for the washing machine and a wall mounted gas boiler. A large walk-in pantry has fitted shelving and a light and the adjoining deep cupboard offers space for the ironing board and Hoover etc.

From the entrance hall stairs lead up to the first floor landing that runs the length of the house with a deep airing cupboard with hot water cylinder and shelving for linen.

Also on this floor and overlooking the garden and the river you will find the Sun Room with its full length double glazed wrap round windows to two elevations.



Sitting Room



Excellent Fitted Breakfast Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

Bedroom 1 is found at the far end of the landing with a garden and river aspect. Fitted with a range of bedroom furniture incorporating wardrobes with matching bedside cabinets, display shelving and drawer fittings and dressing table, and built in wardrobes with sliding mirrored doors. The en-suite Shower Room with complementary tiled walls and floor has a chrome towel radiator and fitted furniture with WC and wash hand basin and a corner shower cubicle with Mira shower. Wall mirror, down lights and a shaver point.

Bedroom 2 a small double has a fitted wardrobe with sliding mirrored doors and the river aspect.

Bedroom 3 again enjoys the open views across and a full wall of fitted wardrobes with sliding mirrored doors.

Bedroom 4 overlooks the front elevation with a feature triangle double glazed window, radiator and telephone and t.v. aerial points. Excellent under eaves storage space.

The house bathroom has complementary tiled walls and a four piece suite comprising a double ended bath, shower cubicle with Mira shower and a pedestal wash hand basin and WC. Wall mirror and light and shaver point, chrome towel radiator and Velux roof light.

Accommodation with approximate dimensions:

Ground Floor

Reception Hall

15' 7" x 9' 2" (4.75m x 2.79m)

Inner Hall

9' 8" x 7' 6" (2.95m x 2.29m)

Cloakroom

Sitting Room

21' 5" x 14' 6" (6.53m x 4.42m)

Dining Room

14' 6" x 10' 6" (4.42m x 3.2m)

Breakfast Kitchen

18' 7" x 12' (5.66m x 3.66m)

Utility Room

9' 10" x 7' 1" (3m x 2.16m)

First Floor

Landing

Sun Room

9' 10" x 9' 10" (3m x 3m)

Master Bedroom

13' 1" x 11' 7" including wardrobes" (3.99m x 3.53m)

En-suite Shower Room

Bedroom 2

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom 3

9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom 4

12' 2" x 11' (3.71m x 3.35m)



Master Bedroom with En-suite



View from the first floor over the garden and river



Well tended gardens



Rear aspect and garden



The river Kent at the bottom of the garden

Outside:

Detached Double Garage
(18' x 18') (5.48m x 5.48m)

with electric two up and over doors. Window, power and light, water.

To the front of the garage is a brick paved driveway with wrought iron railings and outside lighting providing ample off road parking.

The property enjoys well tended landscaped gardens to the rear which adjoin the River Kent. The sheltered covered patio provides outside living space for all year round use. There are terraced lawns with planted beds and borders having a variety of colourful plants, shrubs and mature trees, and paved sitting areas. There are raised vegetable planters and an ornamental pond with waterfall. The lower level orchard garden with its productive plum, apple tree and soft fruits has a gate that leads onto the footpath and the river bank. Completing the picture is a timber shed with power, a greenhouse, water butts and compost heaps and outside security lights with sensors to the front and rear.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band G

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

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.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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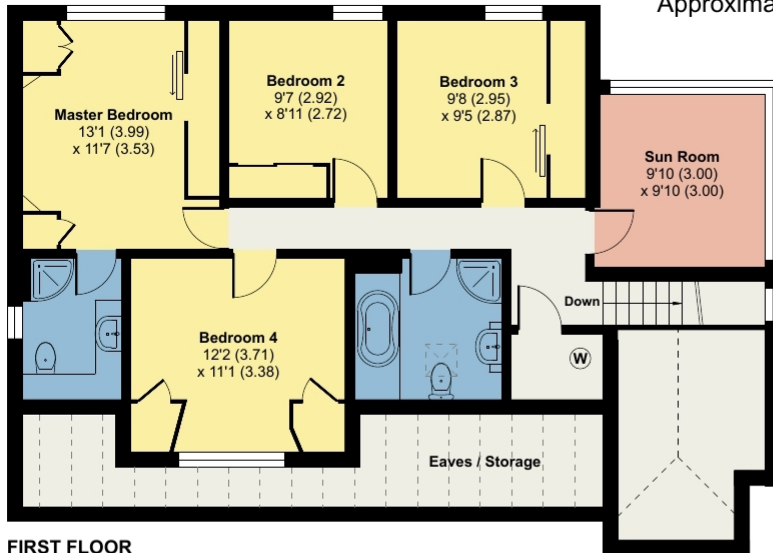
Kentrigg Walk, Burneside Road, Kendal, LA9

Approximate Area = 1930 sq ft / 179.3 sq m

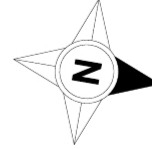
Garage = 321 sq ft / 29.8 sq m

Total = 2251 sq ft / 209.1 sq m

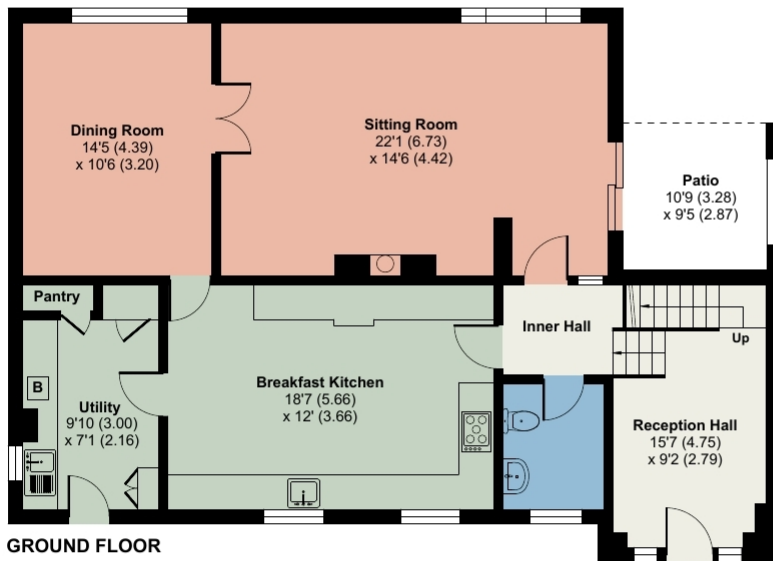
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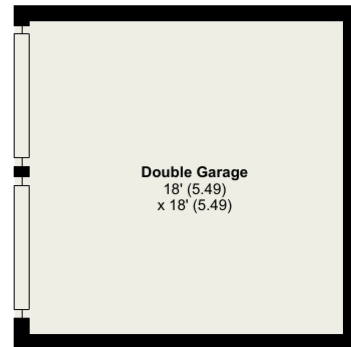
Denotes restricted head height



FIRST FLOOR



GROUND 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: 1000585

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