



Kendal

£650,000

1 Strawberry Fields, Kendal, Cumbria, LA9 7TA

A superb detached contemporary modern house, that is well designed and finished to a high standard and specification. Situated in the highly sought after Strawberry Fields development by well renowned Oakmere Homes. The generous layout offers a spacious entrance hall with cloakroom, home study and living room, an excellent sitting room/dining kitchen and good utility room. Upstairs are four double bedrooms, two with their own en-suites and a four-piece bathroom. The former double garage has been excellently converted into a self-contained accommodation with an open plan living/kitchen diner, a fifth double bedroom and a shower room.

The family home sits on a good sized plot with ample level parking for several vehicles and well tended gardens to the front and rear. To complete the picture there are delightful views to both the front and rear aspect!

Quick Overview

- Superb detached modern house
- Well designed to a high standard
- Fantastic open plan living/dining kitchen
- Useful utility room & home study
- Five double bedrooms, two with en-suite's
- Four piece family bathroom
- Adjoining separate living accommodation
- Ample off-road parking
- Enclosed rear garden & amazing views
- Ultra fast broadband download speed up to 1000 Mbps



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1000 Mbps



Ample off-road parking

Property Reference: K6703



Entrance hall



Utility room



Separate living - open plan living area



Living room

Location: From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields and number 1 can be found immediately on your left.

Strawberry Fields is a much sought after residential development, situated to the south of Kendal town centre. The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital.

There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

Property Overview: From the minute you pull up onto the large driveway and get out of the car, those that view will take in the wide open space to the front of this peaceful location.

Owned from new by the current vendors the quality of finish and generosity of space on offer in this modern detached family home becomes evident once stepping into the entrance hall with its UPVC door and wide return staircase that raises to the first floor. The spacious entrance hall provides access to the home study, cloakroom, utility room and storage under stairs cupboard.

With dual aspect overlooking the front and rear garden is the splendid 17' living room, it really is a room for all the family to enjoy and perhaps have a wall mounted TV like the current vendors for those all-important movie nights to cosy into on the sofa!

Situated to the rear you will find the excellent fully integrated kitchen that has been fitted and equipped to a high standard from the award winning company, LEICHT. A range of soft close wall and base units are complemented by inset bowl and half stainless steel sink. Kitchen appliances include an NEFF induction hob with concealed cooker hood and extractor over, integrated fridge freezer, Hisense dishwasher and double oven. The kitchen comes complete with a lovely dining/living area again perfect for all the family. The rear UPVC patio doors lead to the attractively landscaped rear garden, enjoying a beautiful view of the hills beyond.

Across from the kitchen you will find the useful utility room. Fitted with the same soft close base and wall units as the kitchen. There is plumbing for a washing machine and space for a dryer. The wall unit conceals the gas-fired boiler. A UPVC double glazed window has a stunning outlook of the hill beyond.

The current owners have converted the former double garage into a self-contained living accommodation with an open plan living/kitchen diner, a fifth double bedroom and a shower room. This can be accessed through a locked door off the utility room or via the part glazed door to the rear porch.



Open plan living/dining kitchen



Open plan living/dining kitchen



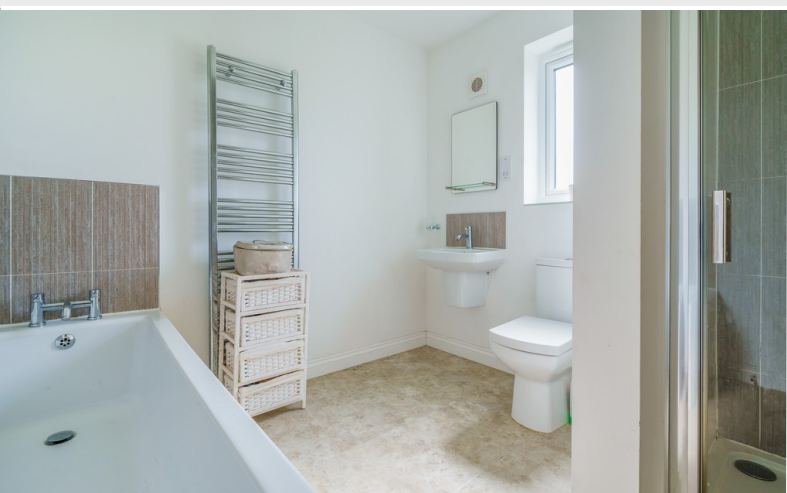
Separate living - Bedroom five



Bedroom four



Bedroom three



Family four-piece suite bathroom

Upstairs is a spacious landing with a deep airing cupboard housing the Worcester pressurised hot water cylinder.

The main bedroom enjoys an open aspect to the front and rear, across open fields and has an excellent en-suite shower room with window, complementary part tiled walls and attractive co-ordinating flooring. A three piece suite comprises; a large walk-in shower cubicle with rainfall shower head and separate hand held attachment, wall-hung wash hand basin and W.C. Chrome vertical towel radiator, extractor fan and shaver point.

Bedroom two overlooks the rear garden and again has an excellent en-suite shower room with window, complementary part tiled walls and attractive co-ordinating flooring. A three piece suite comprises; a large walk-in shower cubicle with rainfall shower head and separate hand held attachment, wall-hung wash hand basin and W.C. Chrome vertical towel radiator, extractor fan and shaver point.

Bedroom three & four are both good doubles with UPVC double glazing. Bedroom three has a pleasant outlook to the rear garden and hill beyond. Bedroom four also benefits from a fantastic view over the roof tops to the hills beyond.

Completing the picture is the house family bathroom is well tiled with attractive part tiled walls and tiled flooring, window and extractor fan. A four piece suite that comprises; a shower cubicle with rainfall shower head and separate hand held attachment, a panel bath with central tap and shower mixer, wall hung wash hand basin and a W.C. Chrome vertical towel radiator, downlights and shaver point.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Home Study

7' 1" x 5' 11" (2.16m x 1.8m)

Living Room

17' 1" x 13' 4" (5.21m x 4.06m)

Open Plan Living/Dining Kitchen

22' 1" x 18' 11" (6.73m x 5.77m)

Utility Room

Adjoining living accomodation:

Open Plan Living/Dining Kitchen

17' 10" x 14' 6" (5.44m x 4.42m)

Bedroom Five

10' 0" x 8' 11" (3.05m x 2.72m)

Shower Room

First Floor:

Spacious Landing

Bedroom One with En-Suite Shower Room

17' 1" x 12' 10" (5.21m x 3.91m)

Bedroom Two with Ensuite Shower Room

14' 10" x 9' 3" (4.52m x 2.82m)

Bedroom Three

11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom Four

9' 11" x 9' 10" (3.02m x 3m)

Family Four Peice Bathroom



Bedroom one with en-suite shower room



Bedroom two with en-suite shower room



Rear enclosed garden



Rear aspect



Views

Outside: The property has the benefit of a brick paved driveway to the front with an electric car charging port, providing ample off-road parking together with a lawned garden with planted borders.

To the rear is an enclosed delightful landscaped garden being particularly safe for children and pets, with paved patio ideal for outdoor living on a sunny day, shed for storage, borders are fenced and walled around.

Tenure: Freehold.

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

Council Tax: Westmorland & Furness Council - Band F

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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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**



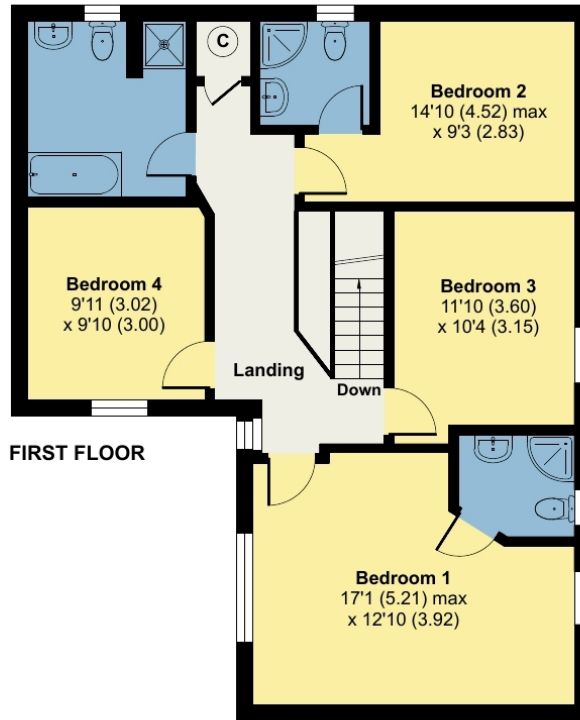
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Strawberry Fields, Kendal, LA9

Approximate Area = 2092 sq ft / 194.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1012585

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