



Kendal

£275,000

8 Ash Meadow, Kendal, Cumbria , LA9 6DX

Tucked away off Crescent Green in a quiet cul-de-sac location to the north of the town is this modern four bedroom semi detached house. This attractive home enjoys a wealth of features, including beamed ceilings and a living room with an attractive stone fireplace and wood burning stove, perfect for relaxing with your family.

The fitted dining kitchen opens into the conservatory which overlooks the school playing field and upstairs you will find four bedrooms with plenty of storage and a bathroom. Outside the property benefits from a large attached garage, off-road parking and easy to manage gardens. With no upward chain and early possession available, this next step really should be an appointment to view.

Quick Overview

Well presented modern semi-detached house
 Quiet cul-sec-sac position
 Living room with wood burning stove
 Dining kitchen and conservatory
 Downstairs cloakroom
 Four bedrooms and bathroom
 Double glazing and gas central heating
 Convenient location for local amenities
 No upward chain and early possession available
 Ultra fast broadband speed up to 1000 Mbps



4



1



2



D



1000
Mbps



Garage & Off-
Road Parking

Property Reference: K6716



Living Room



Living Room



Dining Kitchen



Conservatory

Location: Ash Meadow is situated in a convenient and level location on the northerly fringe of the town. Accessed by way of Crescent Green which is a one way street between Shap Road and Appleby Road. Entering off Appleby Road take the left turning just before the zebra crossing opposite Spital Park into Crescent Green then right into Ash Meadow where number 8 can be seen straight ahead as you turn into the cul-de-sac. Park on the brick paved driveway to the front.

Property Overview: This attractive modern semi-detached property offers those that view a spacious well planned layout with the downstairs cloakroom, attractive living room, dining kitchen and conservatory complementing the four bedrooms and bathroom on the first floor.

Pull onto the brick paved drive to the front and the garage then enter the front porch with its double glazed door and side window. Providing plenty of room for coming in and hanging up coats and jackets before stepping into the hallway with the staircase rising to the first floor.

Just off the hall is a useful cloakroom with WC and wash hand basin.

Through into the warm and welcoming living room that overlooks the front garden, the focal point of the room along with the beamed ceiling is the attractive stone fireplace with timber mantle, flagged hearth and that must have wood burning stove. To the side of the fireplace is an arched display alcove, and for storage is a deep under stairs cupboard.

Adjoining the living room is the dining kitchen that has two windows and a part glazed door into the conservatory. The kitchen is fitted with a range of wall and base units with complementary working surfaces, inset single drainer stainless steel sink and co-ordinating tiled splashbacks. Kitchen appliances include a built in oven and four ring gas hob with cooker hood and extractor. Alcoves provide space for a fridge and freezer, and one with plumbing for a dishwasher. The dining area has a bespoke fitted wall cupboard and matching table.

Through into the UPVC double glazed conservatory which provides great space with double doors that open to a paved garden and with a side door leading directly into the large garage.



Fitted Kitchen Area



Bedroom 4/Study



Bedroom 3



Bedroom 2



Bathroom

Upstairs on the landing is a deep airing cupboard with hot water cylinder and shelving for linen, and access to the boarded loft space with lighting and Velux window.

The bedrooms are all generous in size, bedroom 1 having a Velux roof light and a window to the side looking across to Benson Knott. Bedroom 2 and 3 both doubles with built in wardrobes and bedroom 4 a small single perfect as a child's room or for those working from home who need a study.

The house bathroom has a three piece suite with a shower over the bath, the walls are tiled and there is a shaver and light point and Velux roof light for natural light and ventilation.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Cloakroom

Living Room

14' 6" x 14' 2" (4.42m x 4.32m)

Dining Kitchen

16' 7" x 9' 5" (5.05m x 2.87m)

Conservatory

14' 5" x 4' 10" (4.39m x 1.47m)

First Floor

Landing

Bedroom 1

17' 11" x 8' 8" (5.46m x 2.64m)

Bedroom 2

10' 7" x 10' (3.23m x 3.05m)

Bedroom 3

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom 4

7' 5" x 6' 2" (2.26m x 1.88m)

Bathroom

Outside:

Attached Garage

17' 11" x 8' 8" (5.46m x 2.64m) With up and over door, two windows and power and light. To the rear of the garage is a plumbed utility area for the washing machine and a vent for the tumble dryer and a work surface and Belfast sink.

To the front of the garage is a brick paved driveway which provides off road parking for one to two vehicles.



Bedroom 1



Rear aspect



Paved rear garden



Rear aspect



Rear aspect

The gardens are easy to manage, the front with a small lawn and mature planted borders together with a further planted garden area located across the road as your turn into the cul-de-sac.

A secure gate to the side of the garage leads round to a paved side and rear garden with stone walling that currently adjoins the school playing field.

Note: Planning permission has been approved for a two storey extension for Sandgate SEN School on the playing field to the rear of Ash Meadow. More information can be obtained on the Westmorland & Furness Council website under planning number SL/2021/0495

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

Tenure: Freehold

Council Tax: Westmorland & Furness Council - Band D

Viewing: 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

Meet the Team

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711
Mobile: 07971 916752
elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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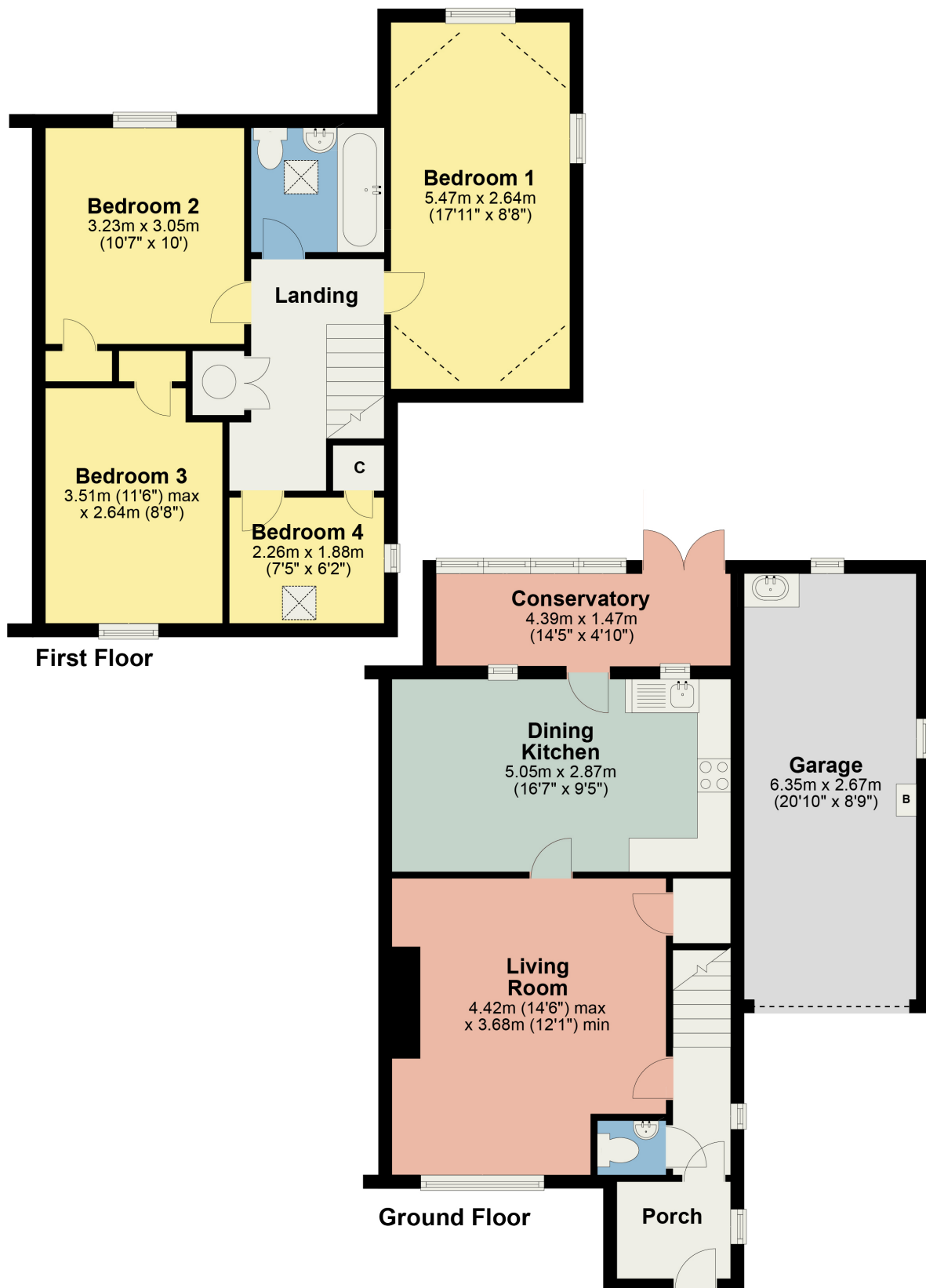


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Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

For illustrative purposes only. Not to scale. REF: K6716

A thought from the owners... "Ash Meadow is a lovely place to live with very friendly neighbours. It is a convenient walk into town for all the bars and restaurants. It is also only a very short drive for the weekly shopping."

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