



Kendal

£535,000

30 Beechnut Road, Kendal, Cumbria, LA9 7FF

Well positioned, this modern four bedroom detached family home is located in a cul de sac within the popular Beeches development. It enjoys practical accommodation, spacious rear garden and parking and a wonderful detached annexe/studio. The contemporary fitted kitchen has a multitude of integrated appliances and the en suite and family bathroom are stylish and modern. Ideal for those looking for an easily managed home in a sought after location on the fringes of Kendal town.

The property is perfectly located for commuters being a short walk from the mainline train station at Oxenholme which links to London Euston, Manchester and Glasgow as well as linking to Kendal. In addition, the M6 motorway is only a short drive and is within easy reach of junctions 36 & 37 enhancing connectivity for those who need to head North or South.

Quick Overview

- Four bedroom modern detached house
- Open plan kitchen/dining room and spacious lounge
- Family Bathroom, en suite & WC
- Good size enclosed rear garden
- Converted garage providing superb annexe
- Superb transport links at M6
- Presented to a good standard
- Ideal for growing family
- Recommended for early viewings
- Ultrafast broadband speed up to 1000MBPS



4



2



1



B



1000
MBPS



Off Road
Parking

Property Reference: K6761



Entrance Hall



Living Room



Living Room



Kitchen/Dining Room

Location: From Kendal town centre take the A65 Burton Road out of the town in a South Easterly direction. At the Romney Road roundabout take the second exit onto Natland Road. Proceed for approximately ½ mile taking a left turn into the The Beeches development and continue straight on through the development. On reaching the head of the cul de sac bear right and you will find No 30 on the right hand side.

Property Overview: Constructed by reputable Story Homes in 2015, this modern detached 4 bedroom home has been finished with Lakeland stone facing and presents a practical and comfortable family home. Situated at the head of a cul de sac on this sought after residential area, this property offers a welcoming entrance hall, cloakroom, living room, dining kitchen, utility room, four bedrooms - one with en suite shower room and a contemporary family bathroom. Additionally is a converted garage providing an annexe/studio space and off road parking to driveway with additional visitors parking adjacent. Formal garden spaces are to be found to the front and rear.

Entering the front door leads you into a welcoming hallway with wood effect flooring leading through to the kitchen diner and cloakroom and stairs to the first floor with useful understairs storage.

The living room offers a front aspect and has double glazed patio doors offering pleasant aspect over the rear garden. There is a focal point coal effect gas fire set within oak surround and granite inset and hearth. This room is currently utilised as a dining and home office space which works equally well.

Within the kitchen is a generous range of high gloss wall and base units with fully integrated items including integrated dishwasher, larder fridge and freezer, AEG 5 ring gas burner with extraction over, AEG oven and grill and microwave over. A complementary wood effect worksurface area incorporating a sink completes this functional contemporary kitchen. Beyond this area is a dining space which is currently utilised as a lounge area to suit the current family. This room has a dual aspect and outlooks over the rear garden.

The adjacent utility room offers a matching range of units and worksurface and offers plumbing for an washing machine. Access can be gained to the rear garden.

To the upper level, the landing space has access to the loft which is partially boarded, offers power and light and drop down ladder.

The master bedroom enjoys an aspect over the rear garden and has an excellent contemporary en suite shower room which is partially tiled and tiled effect flooring. The three piece suite comprises; a fully tiled shower cubicle with



Kitchen/Dining Room



Kitchen



Bedroom 3



Bedroom 2



Bedroom 4



Bathroom

chrome shower, pedestal wash hand basin and close coupled WC. The property enjoys 3 further bedrooms, a double enjoying an aspect over the rear garden and a further two, both enjoying a front aspect.

Finally the contemporary family bathroom is partially tiled with wood effect flooring. A four piece suite that comprises; a panel bath with chrome mixer tap and hand held attachment and fully tiled shower cubicle with chrome shower, close coupled WC and pedestal wash hand basin.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Living Room

21' 11" x 12' 2" (6.69m x 3.71m)

Dining Kitchen

21' 3" x 10' 1" (6.50m x 3.09m)

Utility Room

7' 2" x 5' 6" (2.2m x 1.7m)

First Floor

Landing

Bedroom One

13' 3" x 10' 11" (4.04m x 3.35m)

Bedroom One En Suite

Bedroom Two

12' 2" x 10' 8" (3.72m x 3.27m)

Bedroom Three

10' 7" x 10' 5" (3.24m x 3.18m)

Bedroom Four

10' 11" x 7' 10" (3.34m x 2.41m)

Family Bathroom

Annexe/Studio

16' 9" x 9' 0" (5.13m x 2.75m)

Outside: The property has the benefit of a block paved driveway with parking for approximately 3 vehicles, adjacent guest parking and electric car charging point. There is a small formal garden to the front of the property and side lawned area. Gated access to both sides and to the rear is a good size lawned garden with flagged patio, outside lighting and power point.



Master Bedroom



Master Bedroom with En-suite



Rear Garden



Annexe/studio



Annexe Living Space

Annexe/Studio A conversion of the original garage which has generated a stunning annexe/studio with its own sleeping area, shower room with shower cubicle with Mira chrome shower, circular sink with vanity below, close coupled WC, heated towel rail. The living space has a kitchenette offering a base unit, worksurface and sink with mixer tap. Solid oak flooring and patio doors to private patio space. This could also be a workshop/hobbies area/studio or revert back to a garage if required.

Tenure: Freehold. A service charge of £218.30 is payable (1st April 2023 - 1st March 2024) annually to LSL Estates for the upkeep of communal areas.

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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Call **01539 729711** or request online.

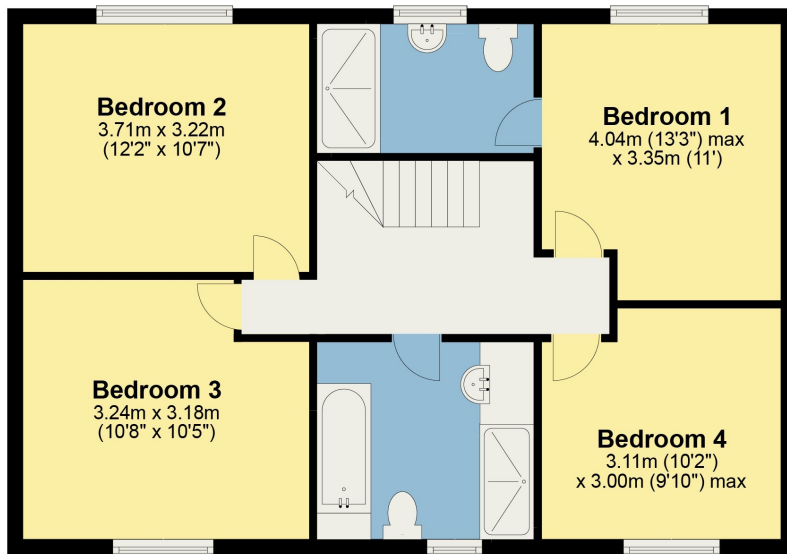


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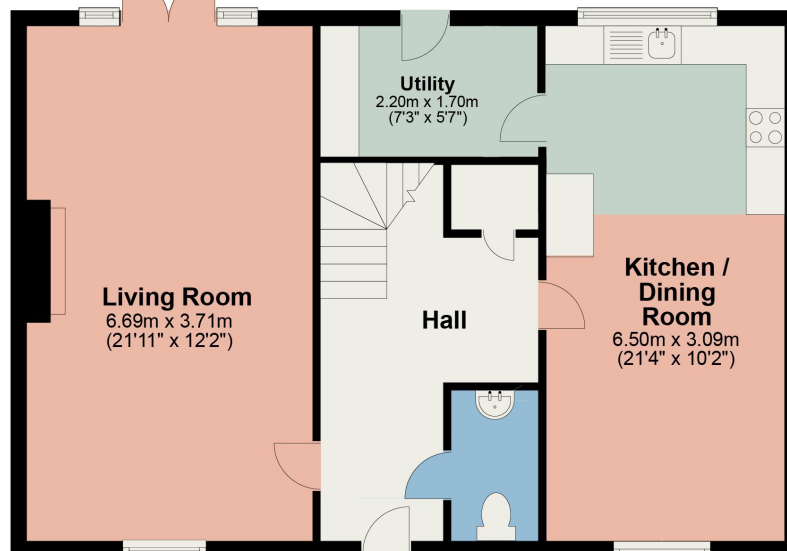
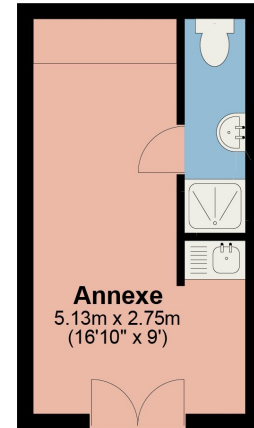


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First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6761

A thought from the owners... "a striking home offering flexible family living, with private garden space and ideally located for all amenities".

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