



Kendal

£550,000

14 Chestnut Crescent, Kendal, Cumbria, LA9 5FW

Step into your dream home with this stunning 4 double bedroom house in the sought-after West side of Kendal. Recently constructed by Story Homes, this property offers a high-quality finish and a multitude of extras upgrades that will exceed your expectations. Offering 2 en suite facilities and an exceptional open plan kitchen/family/dining room offers comfort and convenience for those looking for a home with move into appeal. The gardens are spacious and there is an integral garage offering parking to the front of the property for 2 vehicles.

Positioned on the fringes of Kendal, its location enjoys the feeling of being surrounded by open countryside yet is only a short walk or drive into the town centre with all its amenities including shops, cafes, pubs, restaurant, Library, The Brewery Arts Centre and Leisure Centre. Countryside walks are on the doorstep at Cunswick and Scouts Scar and there is easy access to the M6 motorway at Junction 36.

Quick Overview

- 4 double bedroom detached house
- 2 en suite facilities
- Large open plan kitchen/family/dining room
- Showhome presentation
- Multitude of built in wardrobes
- Spacious enclosed garden
- Integral garage, parking to drive
- High quality fixtures and fittings
- Elevated position on fringes of Kendal
- Viewings strongly recommended



4



3



2



B



Open Reach available



Driveway parking for 2 vehicles

Property Reference: K6778



Entrance hall



Lounge



Lounge



Kitchen/Family/Dining room

Location From Highgate head to the traffic lights in the centre of town at the Town Hall and take a left turn into Allhallows Lane. Proceed up the hill into Beast Banks and beyond to Greenside. Bear left at the brow of the hill and at the junction continue straight on into Brigsteer Road. Follow the road up the hill until the road narrows and you see the 30mph signs. Take the next left hand turn into Brigsteer Rise and the next right into Chestnut Crescent. Follow the road around to the right and the property can be found on the right hand side.

Property Overview Prepare to be impressed as you enter the stylishly presented interior. The open plan family kitchen dining room is the heart of the home, featuring a media wall, fitted wardrobes, oak doors and upgraded kitchen and bathroom fixtures. The spacious bedrooms offer a peaceful retreat, with two en-suite facilities for added convenience. The contemporary bathroom is a haven of relaxation, perfect for unwinding after a long day.

On entering the property, the entrance hall has attractive wood effect flooring throughout and open spindled oak staircase leading to the first floor. Within the hall is access to the integral garage, a sizeable cloakroom with WC and wash hand basin and storage cupboard.

The lounge is a comfortable retreat and stylish space in which to relax, with aspect to front and wood effect flooring throughout. An impressive open plan kitchen family dining room is perfect for families, the social space offers 3 defined areas for enjoyment and is the hub of the home. The contemporary shaker style kitchen has an excellent range of integrated items, including dishwasher, fridge and freezer, AEG double oven, 4 ring induction hob with extractor canopy and single drainer bowl & ½ sink unit with mixer tap. The contour worksurface has matching upstands and there are spotlights to ceiling. The dining area has a feature box bay with UPVC double glazed patio doors opening to the rear garden. The Lounge area is fitted with a media wall incorporating an electric fire and with stylish panelling to both sides.

At first floor level is a spacious landing with access to 4 well proportioned double bedrooms with wood effect flooring throughout, 2 of which benefit from contemporary en suite shower rooms with full height tiling, WC, wash hand basin and shower cubicle with rainwater shower head and shower head attachment. There are high quality mirrored wardrobes built in to 3 bedrooms making these rooms very practical and functional.

The family bathroom boasts a sizeable fully tiled shower with chrome rainwater shower over and shower heat attachment, WC, panelled bath, WC and vanity wash basin.



Kitchen area



Dining room



Family area



Utility



Bedroom 1



Bedroom 2 with En-suite

Outside, you'll find a good-sized rear lawned garden, ideal for outdoor entertaining or simply enjoying the sunshine. The property also boasts a garage and off-road parking, complete with an external electric charging point for your convenience.

Don't miss out on the opportunity to make this exceptional property your own. Contact us today to arrange a viewing and start envisioning your future in this beautiful home.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Lounge

13' 8" x 11' 0" (4.19m x 3.37m)

Cloakroom

Kitchen/Family/Dining Room

28' 4" x 10' 8" (8.65m x 3.27m)

Utility

5' 6" x 5' 1" (1.70m x 1.57m)

First Floor

Landing

Bedroom 1

16' 2" x 10' 10" (4.94m x 3.31m)

Bedroom 2

12' 10" x 10' 7" (3.92m x 3.25m)

Bedroom 3

12' 11" x 9' 10" (3.95m x 3.02m)

Bedroom 4

13' 1" x 8' 11" (4.00m x 2.73m)

Family Bathroom

Outside To the front of the property is a smart blocked paved parking area for 2 vehicles. There is gated access to the rear of the property and to the side a electric charging point. The rear garden is spacious and is in main lawned with a flagged patio area for enjoyment of the outdoors.

Garage

20' 0" x 9' 10" (6.11m x 3.02m) Up and over door, power and light. Vaillant gas fired boiler.



Bedroom 3



Bedroom 4



Rear garden



Bathroom



Rear garden

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.

What3words ///certified.shows.span

Meet the Team

Keira Evans

Branch Manager & Valuer

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



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@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



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

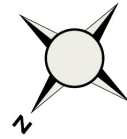
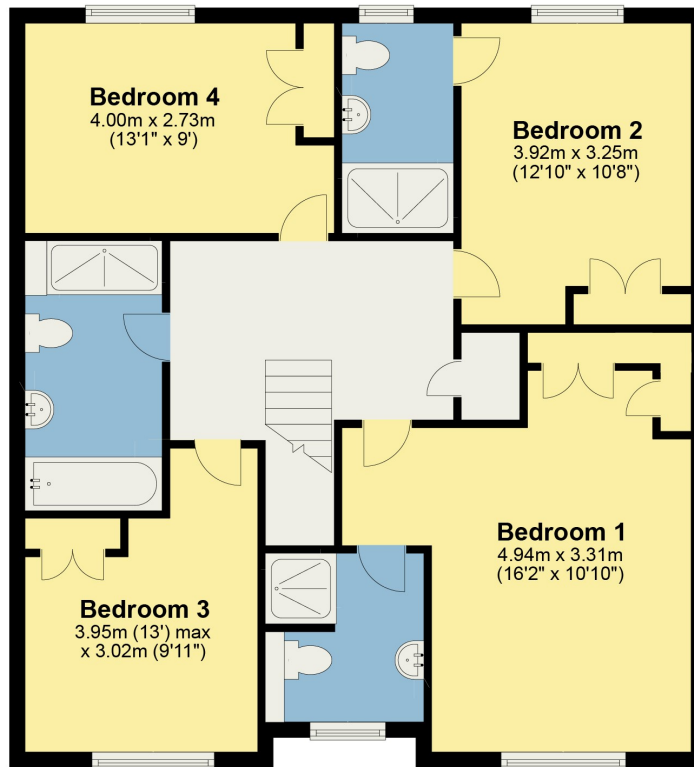


Need help with **conveyancing**? Call us on: **01539 792032**

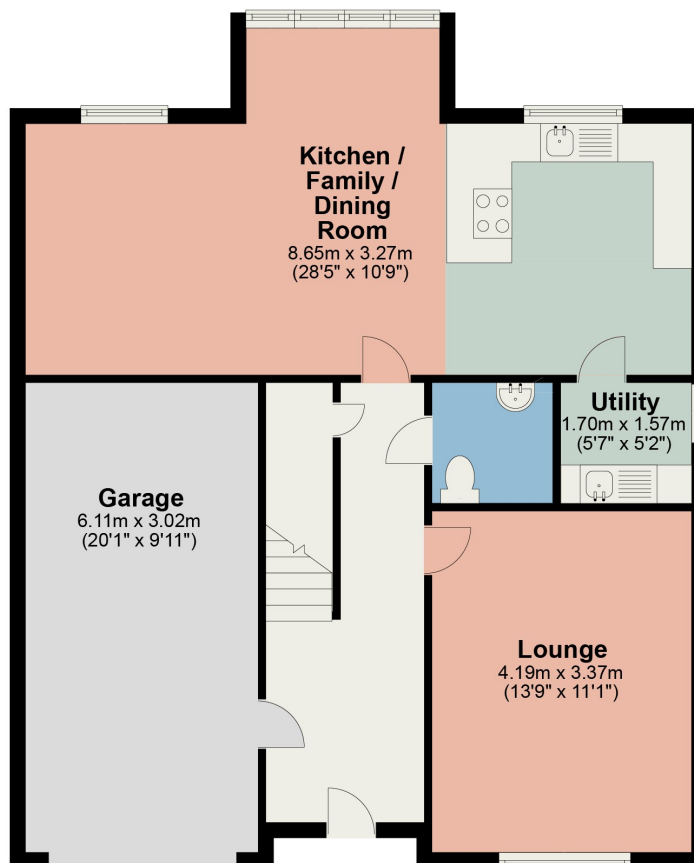


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



First Floor



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/02/2024.