



5 Eller Raise, Kendal

£475,000



## 5 Eller Raise

Kendal, Kendal

A well presented detached bungalow pleasantly situated within the market town of Kendal with easy access to all the local amenities on offer and road links to the Lake District National Park and the M6 motorway.

Nestled within a sought-after neighbourhood, this detached bungalow boasts a wealth of living space for a growing family. The property welcomes you with a light and airy porch which also has access to the garage and utility area perfect for all your storage needs. From here you can enter into the main hallway which has the charming sitting room on the left that has both views to the rear garden and to the front of the house.

The dining room that seamlessly flows into the conservatory, providing a bright and spacious area for entertaining or relaxing. After seeing the dining room you can take a look at the main double bedroom which is complimented by a three piece ensuite having a W.C., wash hand basin and fully tiled shower cubicle.

Step outside to discover the captivating outdoor space, where an enclosed garden awaits with a plethora of eye-catching features. Multiple patio seating areas provide the perfect setting for alfresco dining or simply basking in the sunshine, while decorative stone features add a touch of elegance to the surroundings. The well-maintained lawn is bordered by established hedges, trees, and stocked borders, creating a private and serene environment to unwind in. A shed at the rear of the garden offers additional storage space for your gardening tools or outdoor equipment. The property also benefits from a spacious garage providing practical solutions for your vehicular and storage needs.

- Detached bungalow
- Dining room which leads to conservatory
- Light and airy sitting room
- Double glazing and gas central heating
- Kitchen
- Beautiful gardens to the rear
- Two bedrooms with one being a double
- Utility space
- Family bathroom and en-suite
- Garage and driveway parking

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue on to Sedbergh Road as you go under the bridge and it is the next left onto Eller Raise where number 5 is located at the end.

WHAT3WORDS: noisy.bread.words

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## GROUND FLOOR

### PORCH

10' 4" x 6' 3" (3.16m x 1.91m)

### INNER PORCH

5' 5" x 2' 7" (1.64m x 0.79m)

### HALLWAY

18' 9" x 6' 2" (5.71m x 1.89m)

### SITTING ROOM/DINING ROOM

21' 6" x 12' 3" (6.55m x 3.74m)

### KITCHEN

9' 9" x 9' 8" (2.97m x 2.95m)

### DINING ROOM/BEDROOM

9' 10" x 8' 8" (3.00m x 2.65m)

### CONSERVATORY

11' 1" x 8' 10" (3.38m x 2.69m)

### BEDROOM

11' 10" x 10' 10" (3.60m x 3.30m)



**EN-SUITE**

7' 3" x 5' 6" (2.21m x 1.67m)

**BEDROOM**

9' 5" x 8' 8" (2.87m x 2.64m)

**BATHROOM**

7' 4" x 5' 5" (2.23m x 1.66m)

**UTILITY ROOM**

13' 8" x 6' 0" (4.16m x 1.82m)

**CLOAKROOM**

7' 5" x 3' 7" (2.26m x 1.10m)

**SECOND FLOOR****ATTIC ROOM**

16' 10" x 8' 11" (5.13m x 2.72m)

**EPC RATING D****SERVICES**

Mains electric, mains gas, mains water, mains drainage.

**COUNCIL TAX: BAND E****TENURE: FREEHOLD****DIRECTIONS**

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## THW Estate Agents

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