



# Kendal

£275,000

Sunny Brae, Glebe Road, Kendal, Cumbria, LA9 5BY

Sunny Brae presents an exceptional opportunity to purchase a deceptively large and level, three bedroom detached bungalow ready for development and expansion (subject to planning), ideal for crafting your dream family home. The current owner has thoughtfully prepared plans with a architect, ready for viewing upon request. The spacious layout comprises; a kitchen, dining room, inner hall, cloakroom, spacious living room, three bedrooms and a four-piece bathroom.

Outside, there is a driveway providing off-road parking, accompanied by a large garage/workshop and a private south-facing garden to the rear and a lawned garden to the front aspect. With no-upward chain, early viewing is strongly recommended, as this enticing property is poised to be snapped up swiftly.

## Quick Overview

- Deceptively large & level detached bungalow
- Spacious layout
- Large living room with sliding patio doors
- Three bedrooms
- Four piece bathroom
- Exciting opportunity to develop & extend (subject to planning constraints)
- Architectural plans available for viewing
- Driveway providing off-road parking
- Large garage & workshop
- No upward chain - early viewing highly recommended!



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Fibrous & Openreach



Large Garage & Driveway

Property Reference: K6816



Kitchen



Dining Room



Bedroom Three/Study



Cloakroom

**Location:** Starting from Kendal town centre, proceed along the one-way system in a southerly direction out of the town. Follow Aynam Road parallel to the River Kent, then turn right over the bridge and promptly turn left onto A6 Milnthorpe Road. Take the subsequent right onto Glebe Road, and the property will be situated on the left-hand side atop a gentle hill.

**Property Overview:** An exciting and rare opportunity to purchase a spacious three-bedroom detached level bungalow nestled on an expansive plot, offering abundant potential for customisation and expansion to create a modern family home. Complete with a generous garage/workshop, a driveway for convenient off-road parking, and landscaped front and rear gardens.

Starting in the kitchen, equipped with a range of wall, base and drawer units complemented by countertops and an inset stainless steel sink. Space provided for an oven, a standing fridge freezer, and plumbing for a washing machine. Additionally, there's an integrated extractor fan and cooker hood above. A convenient sliding peep door offers a view into the dining room. The dining area is spacious and has ample room for a set of dining table and chairs. Naturally leading into the hall way you will be amazed by how deceptively large this bungalow truly is and the space that is on offer here. Sliding patio doors lead to the front, side garden and garage/workshop.

Another sliding door enters into bedroom three with a window overlooking the side garden. This room could perhaps also be utilised as a study/hobby room. Adjacent to this room is the cloakroom with a W.C, wall-hung wash hand basin and wall-mounted gas fired boiler.

The living room is spacious and full of natural light from the south-facing sliding patio doors and windows with an outlook over the garden. The room features an electric fire with hearth and stone surround. Through into the inner hall there is a deep cupboard with shelving and hanging space, ideal for everyday storage. Hatch with access to the loft space.

Bedrooms one and two are both double rooms with outlooks over the front and rear gardens.

Completing the picture is the bathroom with a four piece suite comprising of; a panel bath, shower cubicle, pedestal wash hand basin and W.C.



Living Room



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Accommodation with approximate dimensions:

Kitchen

12' 10" x 7' 10" (3.91m x 2.39m)

Dining Room Open to:

12' 9" x 9' 0" (3.89m x 2.74m)

Inner Hall

Bedroom Three/Study

8' 9" x 7' 4" (2.67m x 2.24m)

Cloakroom

Spacious Living Room

21' 0" x 15' 0" (6.4m x 4.57m)

Inner Hall

Bedroom One

11' 11" x 9' 10" (3.63m x 3m)

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

Four Piece Bathroom

**Outside:** To the front of the property there is a driveway providing off-road parking for up to two cars. Walled borders and large lawn area and planted borders. There is access from a side gate to the sunny south-facing rear garden with fenced and hedgerow borders. Lawn and flagged area making it an ideal space for sitting and enjoying the sun all day long.

**Garage/Workshop** 21' 7" x 18' 1" (6.58m x 5.51m)

Door, power and light.



Views



Front



South facing garden



Os Map

**Tenure:** Freehold.

**Council Tax Band:** Westmorland and Furness Council - Band D

**Services:** Mains water, mains gas, mains drainage.

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**What3Words:** ///supporter.noting.flats



South facing garden

## Meet the Team

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## Glebe Road, Kendal



**Total floor area 135.7 m<sup>2</sup> (1,461 sq.ft.) approx**

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.

A thought from the owners..."Sunnybrae has belonged to my family for years. It is a bright, spacious home with lovely views. Many happy memories!"

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