



Kendal

£330,000

11 Curson Rise, Kendal, Cumbria, LA9 7PN

Located at the end of a quiet cul-de-sac in the popular residential area of Heron Hill, 11 Curson Rise presents a new opportunity to purchase their next family home. This well-proportioned link detached house offers a perfect blend of comfort and convenience, boasting easy access to local amenities and nearby schools. Benefitting from being on a local bus route while being in close proximity to the mainline railway station at Oxenholme and seamless road links to the M6.

The easy-to-manage layout consists of an entrance hall, living room, breakfast kitchen, dining room, utility room and an integral garage on the ground floor. Ascending to the first floor reveals three generously sized bedrooms and a family bathroom. Throughout the property there is double glazing and gas central heating, while outside, to the rear is a maintained garden and there is a driveway to the front of the garage.

Quick Overview

Modern link-detached house

Living room, dining room & utility

Bright & airy breakfast kitchen with Bosch & Smeg appliances

Three bedrooms & a family bathroom

Well-maintained gardens to the front & rear

Integral garage & driveway for off-road parking

Double glazing & gas central heating throughout

Located close by to local amenities & schools

Early viewing highly recommended!

Ultrafast broadband in the area



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Ultrafast
broadband



Integral garage &
driveway for off-road
parking

Property Reference: K6828



Entrance Hall



Dining Room



Utility Room



Breakfast Kitchen

Location: Travel along Lound Road from the A65 until you reach Parkside Road. Continue past Netherfield Cricket Ground and then make a right turn onto Valley Drive. Follow Valley Drive until you reach Curson Rise, then turn right. Number 11 is situated towards the end of the cul-de-sac on the right-hand side.

Property Overview: 11 Curson Rise is a well-proportioned, three bedroom, link-detached house on the popular estate of Heron Hill. Quiet cul-de-sac location close by to amenities and schools. Convenient access to a local bus route, Oxenholme train station and M6.

Upon stepping into the entrance hall, you'll find a return staircase ascending to the first floor. Recessed shelving and an understairs cupboard provide ideal storage space for everyday coats and shoes. Directly ahead, a door leads to the dining room, while another door on your left opens into the living room.

The living room features a living flame gas fire set on a marble hearth and back panel, complemented by a timber surround, offering a cosy focal point. With its orientation towards the front, the room enjoys ample natural light. Internal pine French Doors seamlessly connect the living room to the breakfast kitchen.

The breakfast kitchen is equipped with a range of wall, base, and drawer units, accompanied by worktops featuring an inset stainless steel sink. Kitchen appliances include a built-in Bosh oven and grill, a five-burner gas hob with an extractor hood above, as well as a Smeg dishwasher. Space for American style fridge freezer. Patio doors seamlessly connect the kitchen to the garden, while three Velux windows flood the space with natural light. Open to the dining room, there is ample space to accommodate a set of dining table and chairs.

The integral garage and utility room can be accessed from the dining room. The utility space is equipped with fitted base units and a worktop with inset stainless steel sink. It offers plumbing for a washing machine and space for a tumble dryer, fridge, and freezer. Additionally, there is a door providing access to the rear garden.



Living Room



Breakfast Kitchen



Bedroom Three



Bedroom Two



Bedroom Two



Bathroom

Moving upstairs, you'll discover three bedrooms and a family bathroom. Bedrooms one and two are spacious doubles, offering views over the rear garden through expansive picture windows. The third bedroom, a well-proportioned single, provides a pleasant outlook over the front of the property.

Adding the final touch, the bathroom features a three-piece suite in white, including a W.C., wash hand basin set within a vanity unit, and a panel bath with a thermostatic shower over. Featuring a fitted mirror with shelving, integrated lighting, and a shaver point. Tiled walls and flooring and vertical chrome towel rail.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

19' 10" x 10' 8" (6.05m x 3.25m)

Breakfast Kitchen

20' 3" x 9' 4" (6.17m x 2.84m)

Dining Room

9' 10" x 8' 7" (3m x 2.62m)

Utility Room

First Floor:

Landing

Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

Bedroom Two

10' 2" x 10' 1" (3.1m x 3.07m)

Bedroom Three

11' 0" x 6' 8" (3.35m x 2.03m)

Family Bathroom

Outside: At the front of the house, there is a low-maintenance gravelled garden positioned beside the driveway and integral garage.

Meanwhile, the rear garden boasts meticulous upkeep, featuring an enclosed space with a paved patio seating area and a raised lawn surrounded by mature trees and shrubs. Completing the outdoor amenities are a timber storage shed and a tap.

Integral Garage 17' 10" x 10' 0" (5.44m x 3.05m) Electric roller door, light and power, wall-mounted gas boiler and overhead storage.



Bedroom One



Views to the front



Rear Garden



Rear Garden



Rear Aspect

Tenure: Freehold.

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

Council Tax: Westmorland & Furness Council - Band C

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: ///drums.newest.prone

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Viewings available 7 days a week including evenings with our dedicated viewing team
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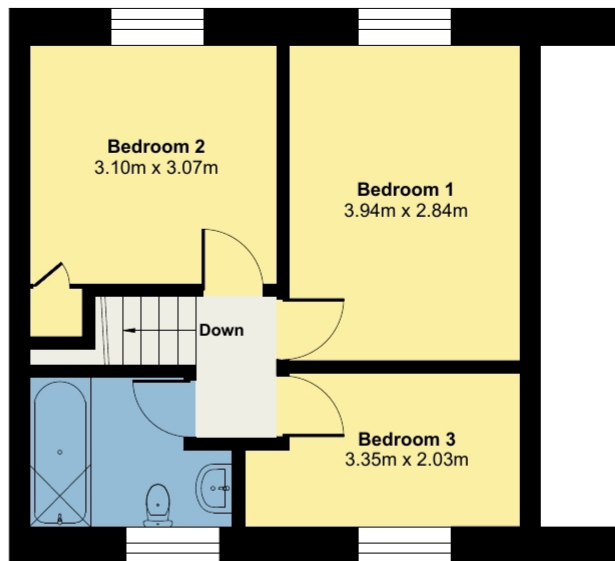
Curson Rise, Kendal, LA9

Approximate Area = 1073 sq ft / 99.6 sq m

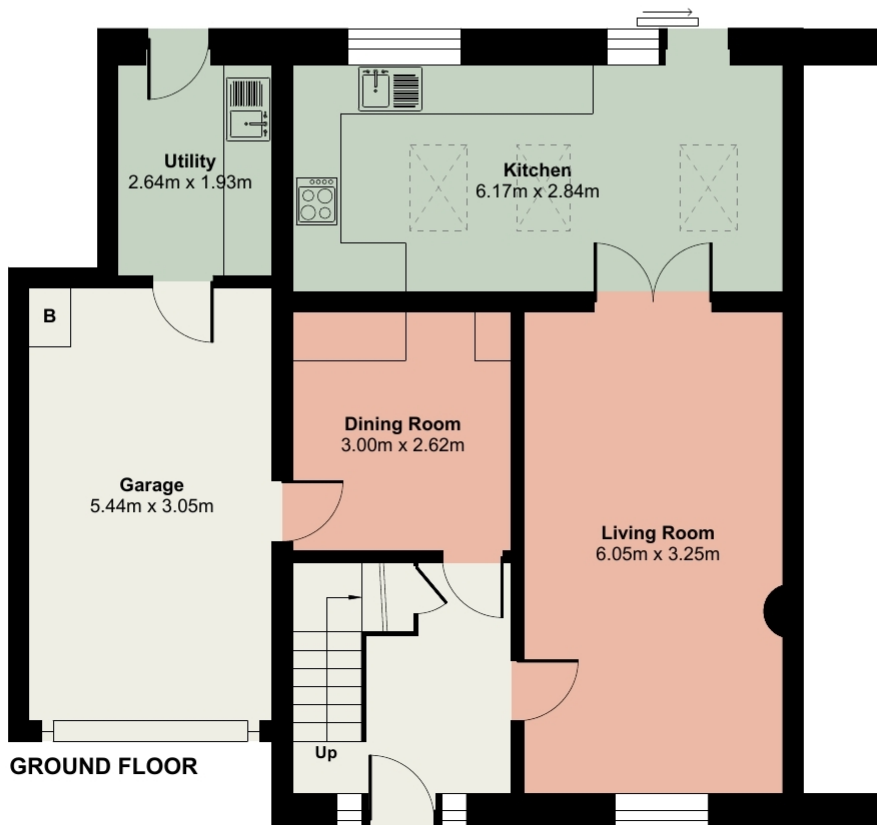
Garage = 178 sq ft / 16.5 sq m

Total = 1251 sq ft / 116.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1119567

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