



Kendal

£395,000

Villa Enchantée, Parkside Road, Kendal, Cumbria, LA9 7BL

Villa Enchantée is located within one of Kendal's popular residential areas, boasting an elevated position that offers delightful views towards Kendal Castle and Netherfield Cricket Club. This charming 1930s semi-detached family home has in recent times been extended and improved, providing a warm and friendly home ready to move into and enjoy.

The home features a thoughtfully designed layout, comprising a cloakroom, utility room, sitting room and an impressive south-facing open-plan living/dining area seamlessly integrated with the kitchen, leading to the secluded rear garden. Upstairs there are three bedrooms and a modern house bathroom. Outside you will find landscaped gardens with a stone built outhouse and a brick-paved driveway providing parking for three vehicles alongside a garage. An early appointment to view is recommended. There are twelve solar panels on the south east and south west raftering roof with a lucrative feed-in tariff.

Quick Overview

- Splendid semi-detached family home
- Excellent open plan south-facing dining/living kitchen
- Splendid living room with limestone fireplace
- Three bedrooms
- Twelve solar panels with lucrative feed-in tariff
- Ideal for families, retired couples or for those looking to relocate
- Delightful landscaped front & south facing rear gardens
- Garage & driveway providing off-road parking
- No upward chain - early viewing recommended!
- Ultrafast broadband available



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Ultrafast broadband available



Garage & driveway providing off-road parking

Property Reference: K6839



Location: The property can be found by travelling out of Kendal along Aynam Road, keeping in the left hand lane, proceed onto Lound Road then take the first turning on the left at the traffic lights into Parkside Road. Continue up the road, past Netherfield Cricket Club on your left and Villa Enchantée is then found on your right hand side overlooking Netherfield Cricket Club.

Property Overview: Villa Enchantée enjoys an elevated position with enchanting views of Kendal Castle and Netherfield Cricket Club. This charming 1930s semi-detached family home has in recent times undergone extensions and enhancements, offering a move in ready home! Featuring a well-planned layout, the home comprises a cloakroom, utility room, sitting room and an inviting open-plan living/dining area seamlessly connected to the kitchen which has bi-fold doors leading to the secluded south-facing rear garden. Upstairs, three bedrooms and a modern house bathroom await. Outside, landscaped gardens and a brick-paved driveway provide parking for three vehicles alongside a garage.



Entrance Hall



Front Sitting Room

Step into the most welcoming entrance hall which is full of natural light and complementary wood flooring flowing through to the rear of the property. Stairs lead to the first floor. A downstairs cloakroom includes a W.C and wall hung wash hand basin.

The front sitting room offers a pleasant ambiance, featuring a bay window that provides splendid views overlooking Netherfield Cricket Club towards Kendal Castle. The main focal point is the limestone fireplace and hearth, complete with an open fire, the perfect space to get cosy in those cooler months.

At the heart of this home lies the kitchen, fitted with an attractive array of wall, base and drawer units complemented by contemporary granite countertops with an inset composite bowl and drainer. Bosch kitchen appliances include: a built-in double oven and a five-ring gas hob with an overhead extractor. There is an integrated dishwasher and fridge freezer. An excellent central island unit doubles as a breakfast bar, complete with additional cupboard space. Flooded with natural light from Velux windows and full width bi-fold doors leading to the rear garden, the living/dining area creates an ideal space for hosting gatherings with friends and family.



Open Fire



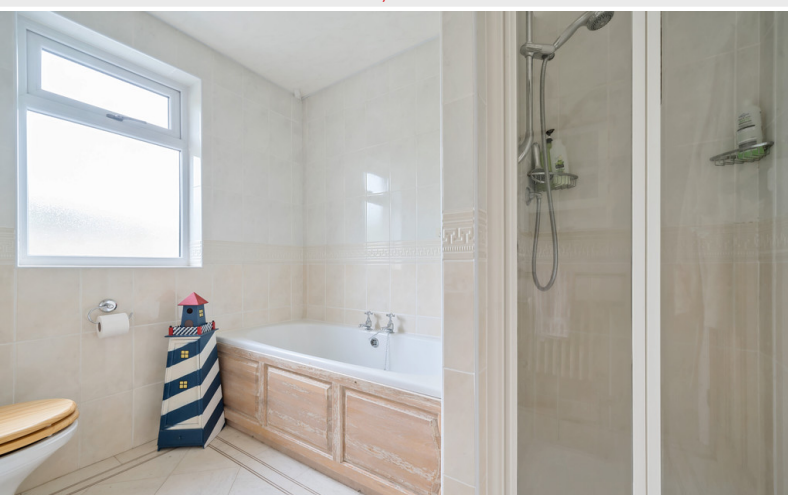
Splendid Dining Kitchen



Splendid Dining Kitchen



Utility Room



Four Piece Bathroom



Bedroom Three



Bedroom Two

Adjoining the kitchen is the useful utility room. Fitted again with wall and base units with countertops and inset stainless steel sink. There is plumbing for a washing machine and space for a tumble dryer. Cupboards provide an ideal space for everyday storage. A door leads to the side garden.

Upstairs on the landing is a hatch to access the fully boarded loft space with a pull down ladder.

Bedroom one is a large double with a bay window again with splendid views across to Kendal Castle. Bedroom two is located to the rear of the property and enjoys a pleasant outlook over the rear garden.

Bedroom three is a good-sized single, it perhaps is an ideal space for a new owner to create a home office or a hobby room. It enjoys a delightful outlook over the front aspect.

Completing the picture is the house bathroom. With complementary tiled walls and flooring. A four piece suite comprises: a panel bath, with separate shower cubicle, W.C and wash hand basin.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Front Sitting Room

16' 0" x 11' 5" (4.88m x 3.48m)

Splendid Dining Kitchen

17' 8" x 9' 4" (5.4m x 2.87m)

Dining Area

19' 3" x 9' 6" (5.87m x 2.90m)

Utility Room

16' 9" x 7' 4" (5.13m x 2.26m)

First Floor:

Landing

Bedroom One

15' 1" x 11' 5" (4.62m x 3.48m)

Bedroom Two

12' 9" x 10' 11" (3.91m x 3.33m)

Bedroom Three/Home Office

8' 7" x 6' 11" (2.64m x 2.13m)

Four Piece Suite Bathroom



Bedroom One



Views towards the castle



Rear South Facing Garden



Rear South Facing Garden



Garage

Outside: To the rear, a well-tended south east garden awaits, featuring patio spaces, mature apple trees and a storage outbuilding equipped with power. At the front, a paved and walled rockery garden accompanies off-road parking for three vehicles and a garage.

Garage 16' 0" x 10' 5" (4.88m x 3.20m)

Tenure: Freehold.

Services: Mains gas, mains water, mains electricity. Private drainage to septic tank which is 2020 compliant. Twelve solar panels with very lucrative feed-in tariff.

Council Tax: Westmorland and Furness Council - Band D

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: ///remind.aspect.tricks

Meet the Team

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Parkside Road, Kendal, LA9

Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1125766

A thought from the owners..."We enjoy walking everywhere from home, whether a short stroll up to the castle and across to the cricket field or heading up onto Scout Scar, or walking into town through the woods, parks and allotments!"

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