



# Kendal

£240,000

21 Teal Beck, Kendal, Cumbria, LA9 7RQ

21 Teal Beck is a modern semi-detached home, ideally suited for a single resident, couple's or perhaps a small family. The home has been tastefully decorated in soft neutral tones, thoughtfully done by the current owner. Perfectly located, being in close proximity to primary and secondary schools, as well as convenient amenities such as an Asda supermarket and the local Spar shop at the bottom of Heron Hill.

The layout comprises an entrance porch leading seamlessly into the living room, along with a modern dining kitchen on the ground floor. Ascending the stairs, you will find two double bedrooms and a contemporary bathroom with a three-piece suite await. Outside, the property offers off-road parking for two vehicles via a driveway at the front, while the rear features a meticulously landscaped garden complete with a lawn, timber shed and an impressive garden office equipped with mains power and lighting. We highly recommend an early viewing to come see this beautiful home!

## Quick Overview

- Modern semi-detached home
- Modern shaker style kitchen with good quality appliances
- Bright & airy living room
- Two double bedrooms
- Stunning three piece bathroom
- Driveway providing off-road parking for two cars
- Meticulously landscaped front & rear gardens
- Tastefully decorated throughout
- Quiet cul-de-sac location
- Ultrafast broadband is available



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Ultrafast broadband is available



Driveway providing off-road parking for two cars

Property Reference: K6848



Living Room



Dining Kitchen



Dining Kitchen



Garden Office

**Location:** Leaving Kendal on the Burton Road proceed past the Kendal Leisure Centre, at the traffic lights bear left onto Oxenholme Road. At the next set of traffic lights turn left onto Kendal Parks Road and Valley Drive is the second turning on your left. Follow the road along and take the second turning on the right into Teal Beck and number 21 can then be found on your left.

**Property Overview:** A beautiful semi-detached home located in a quiet cul-de-sac situated just off Valley Drive. With gas central heating and UPVC double glazing throughout, the property offers thoughtfully designed living spaces, including an attractive fitted dining kitchen and two generous double bedrooms. Easily maintainable gardens adorn both the front and rear, while private off-road parking is provided via a driveway to the front.

Stepping into the porch, there is space to take off shoes and everyday coats. Seamlessly transitioning to the living room, which has an open staircase and a space big enough for a desk, a good spot for working from home. The room enjoys a delightful outlook over the front garden.

Towards the rear is the dining kitchen. Fitted with a range of modern grey shaker style wall, base and drawer units with wood effect working surfaces and inset composite sink with half bowl and drainer. Modern kitchen appliances include: a built-in oven, four ring gas hob with NEFF extractor hood over and a built-in microwave. Integrated fridge and freezer and there is plumbing for a washing machine. There is a gas fired boiler concealed in one of the kitchen's wall units. A door to access the under stairs cupboard is ideal for everyday storage. Patio doors lead to the rear garden.

Heading upstairs, the first floor landing is bright and airy with a window overlooking the side aspect. There is access to the loft via a hatch.

Bedrooms one and two are both double rooms enjoying a pleasant outlook of the front and rear gardens. Bedroom two includes a useful over stairs cupboard with wooden shelving, perfect for linen and towels.

Completing the picture is the bathroom. A three-piece suite in which consists of; a panel bath with shower over, vanity W.C. and wash hand basin. Attractive grey tiled flooring and walls and extractor fan.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Living Room

15' 10" x 12' 5" (4.85m x 3.81m)

Dining Kitchen

12' 4" x 8' 7" (3.76m x 2.64m)

First Floor:

Landing

Bedroom One

12' 4" x 9' 1" (3.78m x 2.79m)

Bedroom Two

12' 5" x 8' 9" (3.81m x 2.69m)

Modern Bathroom

**Outside:** The property benefits from off-road parking for two vehicles, complemented by an open lawn-covered garden. Gated access on the side leads to the south-facing rear garden, meticulously landscaped to provide an ideal retreat and entertainment space to friends and family. A generously sized deck overlooks the lawn, extending to the foot of the garden, where a splendid garden office equipped with mains power and lighting stands. Additionally, a practical storage shed enhances the functionality of the garden.

**Garden Office** 10' 5" x 7' 3" (3.18m x 2.21m)

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

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

**Tenure:** Freehold.

**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:** ///candy.ridge.lawn



Bedroom One



Bedroom Two



Modern Bathroom



Rear Aspect & Garden

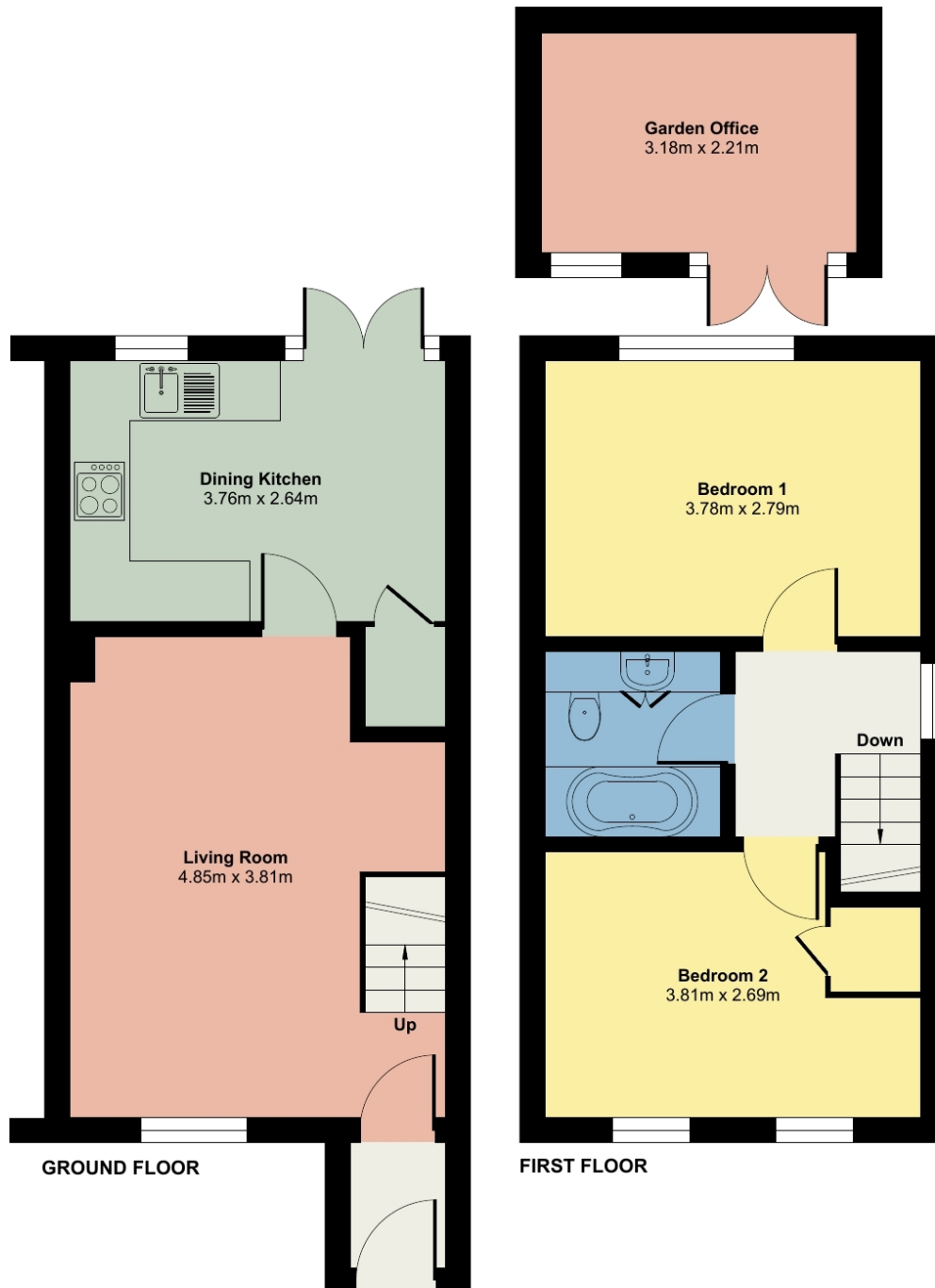
# Teal Beck, Kendal, LA9

Approximate Area = 645 sq ft / 59.9 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 722 sq ft / 67 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: 1129929

A thought from the owners... "This home is in a great location with friendly neighbours and a fantastic south-facing garden."

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