



# Kendal

£465,000

34 Stonecross Road, Kendal, Cumbria, LA9 5HR

Discover this excellent true detached bungalow, perfectly situated on a generous plot with extensive front and rear gardens. The property boasts an integral garage and ample off-road parking, ensuring convenience and ease for all your needs.

Step inside to find a welcoming entrance porch leading to the hallway to find an L-shaped living/dining room, ideal for both relaxation and entertaining. The fitted kitchen and utility room provide practical space for everyday living. With four good-sized bedrooms, a bathroom and a cloakroom, this home offers ample accommodation for families or guests. The integral garage adds further convenience, making this bungalow a perfect blend of comfort and functionality.

## Quick Overview

Detached Bungalow

L-shaped living/dining room & fitted kitchen & utility room

Four bedrooms

Bathroom & Cloakroom

Situated on a large plot

Well maintained front & rear gardens

Integral garage & off road parking

Perfectly located for Kendal town & other local amenities

Early viewing recommended

Fibrus & Openreach available in the area

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Fibrus & Openreach

Off Road Parking & Garage

Property Reference: K6865



Entrance Porch



Living Area



Dining Area



Utility Room

**Location:** Situated in one of Kendal's most popular residential areas. Stonecross Road can be found by leaving Kendal on the Milnthorpe Road proceeding through the traffic lights at Romney Road. Continue past Romney's and take the third turning on the right just before the Stonecross Manor Hotel. Bear left into Stonecross Road and number 34 can then be found on your right hand side

**Property Overview:** This four bedroom detached bungalow offers great living accommodation and is situated on a substantial plot, the property benefits from well-maintained front and rear gardens. The driveway offers ample parking and the integral garage is perfect for an additional vehicle or extra storage.

The current accommodation offers L-shaped living/dining room, fitted kitchen, utility room, four good sized bedrooms, house bathroom & cloakroom.

Upon entering through the large entrance porch there is a door through into the hallway, you will find useful storage cupboard and useful linen cupboard with shelving and access to the loft space.

Into the L-shaped living room/dining room is the heart of this home, perfect for entertaining family and friends. Natural lights pours in from the large windows overlooking the front and rear gardens. The main focal point is the attractive fireplace with coal effect gas fire.

The kitchen has aspect over to the rear garden and is fitted with a range of wall, base and drawer units with complimentary working surfaces, inset stainless steel sink with drainer and part-tiled walls and tiled floor. Built-in appliances include; a four ring gas hob with concealed extractor over, double electric oven and integrated dishwasher.

A separate utility room adds practicality to your daily routines, with ample space for a tumble dryer, plumbing for washing machine and there is space for sitting/dining area again with view over the rear garden. Ample room for hanging up everyday coats. There is access to the integral garage and rear garden.

Heading back into the hallway to rear of the property, bedroom one, bedroom two, the house bathroom and cloak room are located.

Bedroom one is large double room and is fitted with a range of furniture including wardrobes, dressing table, bedside tables and over head cupboards. Bedroom two is also a large double room with full height window and useful built in wardrobe.

Into the house bathroom, with part tiled floor, tiled walls and heated towel rail. A four piece suite comprises; a panel bath, a



L Shaped Living/Dining Room



Fitted Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Cloakroom

shower cubicle with Mira shower over, WC and wash hand basin.

Adjacent to the bathroom is the useful cloakroom with part tiled walls, wash hand basin and WC.

To the front of the property you will find bedroom three and four. Bedroom three, is another good double bedroom, whilst bedroom four is a single bedroom.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Hall way

L Shaped Living/Dining Room  
23' 10" x 12' 0" (7.28m x 3.67m)

Kitchen  
11' 6" x 9' 6" (3.53m x 2.90m)

Utility Room  
10' 2" x 8' 5" (3.12m x 2.59m)

Cloakroom

Bedroom One  
15' 3" x 12' 2" (4.65m x 3.73m)

Bedroom Two  
11' 6" x 11' 1" (3.53m x 3.38m)

Bedroom Three  
12' 5" x 8' 11" (3.81m x 2.74m)

Bedroom Four  
9' 6" x 7' 10" (2.90m x 2.39m)

Bathroom

Integral Garage with up and over door, power and light.  
Wall mounted Vaillant boiler.



Bedroom One



Bathroom



Rear Garden



Rear Garden



Front Elevation

**Outside:** To the front of the property, you'll find off-road parking leading to the garage and a welcoming pathway up to the front door. The front garden features an easy-to-maintain lawn adorned with mature flower beds and trees.

The rear garden is equally manageable, and being particularly safe for children and pets with fenced borders. It boasts a large patio area and lawn area with a path leading to a timber shed. This outdoor space offers both convenience and charm, perfect for relaxing and entertaining.

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

**Tenure:** Westmorland and Furness Council - Band F

**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:** ///poetic.fries.chops

## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
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# Stonecross Road, Kendal, LA9

Approximate Area = 1356 sq ft / 125.9 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1552 sq ft / 144.1 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: 1147676

**A thought from the owners...** “A friendly, quiet neighbourhood with a pub and hotel on the main road within easy walking distance. Also around 10 secs walk away from the front garden is a bus stop which is on a regular Kendal town service route”.

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