

Kendal

£275,000

4 Ash Meadow, Kendal, Cumbria, LA9 6DX

Tucked away off Crescent Green in a quiet cul-de-sac to the north of the town, this four-bedroom semi-detached house offers well-appointed accommodation includes a spacious living room, a cosy sitting room and a dining kitchen, perfect for family gatherings. Upstairs, you'll find four bedrooms and a bathroom.

Outside, the house features off-road parking for one vehicle and low-maintenance rear garden, ensuring convenience and ease of access. This property combines a peaceful location with practical living spaces, making it a desirable family home. With no upward chain and early possession available, this next step really should be an appointment to view.

Quick Overview

Semi-detached house

Living room, sitting room & dining kitchen

Four bedrooms and bathroom

Off road parking for one vehicle

Low maintenance rear garden

Quiet cul-sec-sac position

Convenient location for local amenities

Gas central heating

No upward chain and early possession available

Fibrus & Openreach broadband available in the area



4



1



2



D



Fibrus &
Openreach



Off Road
Parking

Property Reference: K6888



Sitting Room



Living Room



Dining Kitchen



Rear Garden

Property Overview: 4 Ash Meadow is located on the north side of the market town of Kendal and is nicely tucked away at the bottom of a quiet cul de sac. Well known as the "Gateway to the Lake District," offers a blend of historical allure and amenities, making it an ideal location for families and professionals alike. Kendal boasts an array of local shops, schools, and eateries. The location further benefits from excellent transport links, Kendal and Oxenholme mainline railway station offers regular services to major cities such as Manchester and London, while the M6 motorway provides easy access to the wider region.

Stepping through the front door, you're greeted by a welcoming entrance porch with ample space for coats and shoes. Moving further inside, the entrance hall provides access to the living room and sitting room, with stairs leading to the first floor.

Step into the sitting room, where three windows flood the space with natural light, offering delightful views to the front and side. This bright and inviting room is perfect for relaxation and entertaining alike.

Heading back into the living room, you'll find a charming aspect to the front and a convenient low-level storage cupboard.

Adjoining the living room is the dining kitchen that has two windows and a part glazed door leading into the rear yard. The kitchen is fitted with a range of wall and base units with complementary work surfaces, inset single drainer stainless steel sink and co-ordinating tiled splashbacks. Kitchen appliances include a built in oven and four ring gas hob with cooker hood and extractor and space for under counter kitchen appliances.

Ascending to the first floor landing, you'll find access to the loft space and a useful storage cupboard housing the hot water tank and shelving. On this level you will find four bedrooms and the house bathroom.

The bedrooms are all generous in size, bedroom 1 having a Velux roof light and a window to the side. Bedroom 2 and 3 both doubles with built in wardrobes and bedroom 4 a small single perfect as a child's room or for those working from home.

The house bathroom feature part tiled walls and comprises a three piece suite; a panel bath with shower over, wash hand basin and WC.

Heading to the exterior of the property, you'll find a convenient parking space for one vehicle at the front. To the rear, a low-maintenance patio garden awaits. Additionally, a useful outhouse houses the wall-mounted boiler, providing practical storage.

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch

Entrance Hall

Sitting Room

17' 7" x 8' 0" (5.38m x 2.46m)

Living Room

12' 9" x 11' 3" (3.91m x 3.45m)

Dining Kitchen

14' 7" x 8' 2" (4.45m x 2.49m)

First Floor

Landing

Bedroom One

17' 10" x 8' 5" (5.46m x 2.59m)

Bedroom Two

9' 3" x 8' 5" (2.84m x 2.57m)

Bedroom Three

9' 3" x 7' 1" (2.84m x 2.17m)

Bedroom Four

7' 1" x 6' 0" (2.18m x 1.84m)

Bathroom

Parking: Parking for one car

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

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold

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

What3Words Location & Directions: ///already.currently.hovered

Accessed by way of Crescent Green which is a one way street between Shap Road and Appleby Road. Entering off Appleby Road take the left turning just before the zebra crossing opposite Spital Park into Crescent Green then right into Ash Meadow where number 4 can be found to the head of the cul-de-sac on the right hand side.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Ash Meadow, Kendal, LA9

Approximate Area = 944 sq ft / 87.7 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1030 sq ft / 95.6 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). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1167897

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