



87 Hayclose Crescent, Kendal - LA9 7NT

Guide Price £350,000





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Kendal, Kendal

Nestled in a sought-after residential area, this impressive 4-bedroom link-detached house in a cul de sac offers a perfect blend of space, comfort, and style. The property features a well-thought-out layout, boasting a kitchen, dining room, lounge, and two bathrooms. With ample living space spread across the ground floor, this property is ideal for families. The carefully designed kitchen opens into the dining area and the separate lounge offers a cosy retreat. Upstairs, four bedrooms await, providing a peaceful haven at the end of a long day.

Outside, the property boasts a meticulously maintained garden, complete with an artificial grass lawned area and a charming patio seating space allowing all year round use. The tranquil garden provides an idyllic setting for outdoor dining, relaxation, and recreation, offering a private escape from the hustle and bustle of daily life. With a garage and generous off-road parking available, this property ensures convenience and practicality for homeowners with vehicles with added bonus of nearby national rail and local bus links. Don't miss the opportunity to make this charming property your own.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



ENTRANCE

7' 4" x 4' 11" (2.24m x 1.49m)

To the front of the property, the uPVC entry door leads into the hall. Stairs rise to the first floor landing.

LIVING ROOM

18' 4" x 13' 4" (5.59m x 4.06m)

A good size room with a coal effect gas fire and surround (in addition to radiators). Understairs storage and large double-glazed windows to the front aspect of the house. Doors open to the kitchen/dining area.

KITCHEN

8' 6" x 16' 5" (2.59m x 5.00m)

The Atlantis designed and fitted kitchen has a copious number of storage units with soft closing doors, a double sink with space for a dishwasher, an integrated Bosch electric double oven/grill, Bosch gas hob with extractor hood, and integrated Bosch fridge/freezer. There is a double-glazed window to the rear aspect.

DINING ROOM

10' 0" x 8' 7" (3.06m x 2.62m)

The open plan kitchen leads into the dining area. The space has a radiator and a double-glazed window on the rear aspect. A uPVC door opens to the garden area.

FIRST FLOOR LANDING

8' 0" x 6' 1" (2.44m x 1.86m)

Doors lead to four bedrooms, a shower room and a bathroom. You also get loft access from this space.

BEDROOM ONE

15' 0" x 8' 6" (4.58m x 2.59m)

This room has a good sized built-in desk/worktop area for office or hobby use. Double-glazed windows to the front and side of the property.

BEDROOM TWO

12' 3" x 8' 7" (3.73m x 2.61m)

Built-in wardrobe, a radiator and double-glazed window to the front aspect.

BEDROOM THREE

10' 4" x 7' 9" (3.16m x 2.37m)

This room has a radiator, in built storage and a double-glazed





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GARDEN

The Astro lawned garden has a paved India stone patio seating area and plant beds. You can access the garden round the side of the property through the gate.

DRIVEWAY

3 Parking Spaces

Block paved driveway providing off road parking for three vehicles.

GARAGE

Single Garage





Ground Floor



Floor 1



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