



Burneside Road

£695,000

4 Kentrigg Walk, Burneside Road, Kendal, Cumbria, LA9 6EF

4 Kentrigg Walk is a charming property situated in a highly sought-after cul-de-sac, overlooking the River Kent and offering beautiful countryside views. This home provides generous and flexible living spaces, off-road parking, a double garage, and low-maintenance front and rear gardens. It is conveniently located within a walking distance of the town centre and only a short drive from Oxenholme's mainline railway station and the M6 motorway.

The property opens into a spacious hallway, which includes practical under stairs storage, an additional storage cupboard and provides access to the living room, kitchen, bedroom six, home study and the staircase leading to the first floor.

Quick Overview

- Delightful detached property
- Versatile living/bedroom space
- Fitted kitchen
- Detached double garage
- Low maintenance front & rear gardens
- Gas central heating
- Splendid views and river frontage
- Sought after location
- No upward chain
- Ultrafast broadband speed



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Ultrafast
available



Off road parking
for several
vehicles

Property Reference: K6997



Entrance Hall



Living Room



Dining Room



Kitchen

The living room enjoys a rear aspect boasting stunning river and countryside views and features an exposed stone fireplace with a coal-effect fire on a slate hearth. An archway connects the living room to the dining room, which includes a fitted unit with drawers, a window and a door leading to the garden.

The kitchen is fitted with an attractive range of wall and base units with complementary work surfaces with an inset sink and drainer with co-ordinating part-tiled walls. A range of integrated BOSCH appliances include; double oven, a four-ring gas hob with a stainless steel extractor and a dishwasher. There is plumbing for a washing machine and space for a fridge freezer. A window with aspect to the front provides natural light and a door leads to a porch, which offers a practical space for coats and shoes and access to the driveway.

Bedroom six, located on the ground floor, also enjoys river views and benefits from fitted wardrobes. The bedroom also has the benefit of en suite bathroom which comprises a three suite with a WC and wash hand basin. The home study is a versatile space with a pleasant front aspect and fitted display shelving. This room can be used as a study, additional reception room or occasional bedroom.

The first-floor landing is spacious and provides access to five bedrooms, the house bathroom, three storage cupboards and an airing cupboard housing the hot water cylinder. Access to spacious attic.

Bedroom one is a large double room with rear aspect with views of the river, while bedroom two is another spacious double room with the same delightful aspect and a Pollock lift providing access to the living room below. Bedrooms three and four are also double rooms, with bedroom three enjoying a front-facing view and bedroom four overlooking the rear. Bedroom five is a single room with a side aspect offering a view of the River Kent.

Completing the interior is the house bathroom, elegantly designed with a three-piece suite that includes a panelled bath with an overhead shower, a WC, and a vanity unit with a wash hand basin. The space is enhanced by part-tiled walls, a window for natural light and an extractor fan.

Outside, the front of the property features a pathway, two small lawn areas and a small patio. A large driveway leads to a double garage, which includes two up-and-over doors, power and light. The rear garden is fully flagged for low maintenance and includes an outdoor water tap and a gate providing access to the river.

This delightful property combines scenic surroundings, versatile living spaces, and convenient access to amenities, making it a perfect family home or a peaceful retreat.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

16' 4" x 13' 9" (5.00m x 4.20m)

Dining Room

11' 5" x 8' 10" (3.50m x 2.70m)

Fitted Kitchen

18' 0" x 9' 10" (5.50m x 3.00m)

Study

13' 5" x 8' 1" (4.09m x 2.48m)



Kitchen



Bedroom Six



Study



Landing



Bedroom One



Bedroom Two

Bedroom Six with Ensuite bathroom

14' 9" x 11' 7" (4.50m x 3.54m)

First Floor

Landing

Bedroom One

14' 9" x 11' 5" (4.50m x 3.50m)

Bedroom Two

13' 9" x 13' 9" (4.20m x 4.20m)

Bedroom Three

14' 9" x 9' 6" (4.50m x 2.90m)

Bedroom Four

11' 5" x 11' 1" (3.50m x 3.40m)

Bedroom Five

8' 11" x 6' 6" (2.72m x 2.00m)

Bathroom

Garage 18' 0" x 17' 8" (5.50m x 5.40m)

Parking: Off Road Parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band G

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

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

What 3 Words & Directions: [///scuba.shutting.wordplay](http://scuba.shutting.wordplay)

Kentrigg Walk is an exclusive small development of detached properties alongside the River Kent. Follow the Burneside Road pass under the Railway bridge and take the second turning on the right into Kentrigg Walk. Number 4 is then situated towards the end of the cul-de-sac on your right hand side fronting the River Kent.

Viewing: Strictly by appointment with Hackney & Leigh.

Agents Information: In order for the property to be sold, a Grant of Probate is required which has been applied for however this may affect the length of time it takes for the conveyance process to conclude.

Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.



Bedroom Three



Bedroom Four



Bathroom



Parking & Garage



Outlook

Anti Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

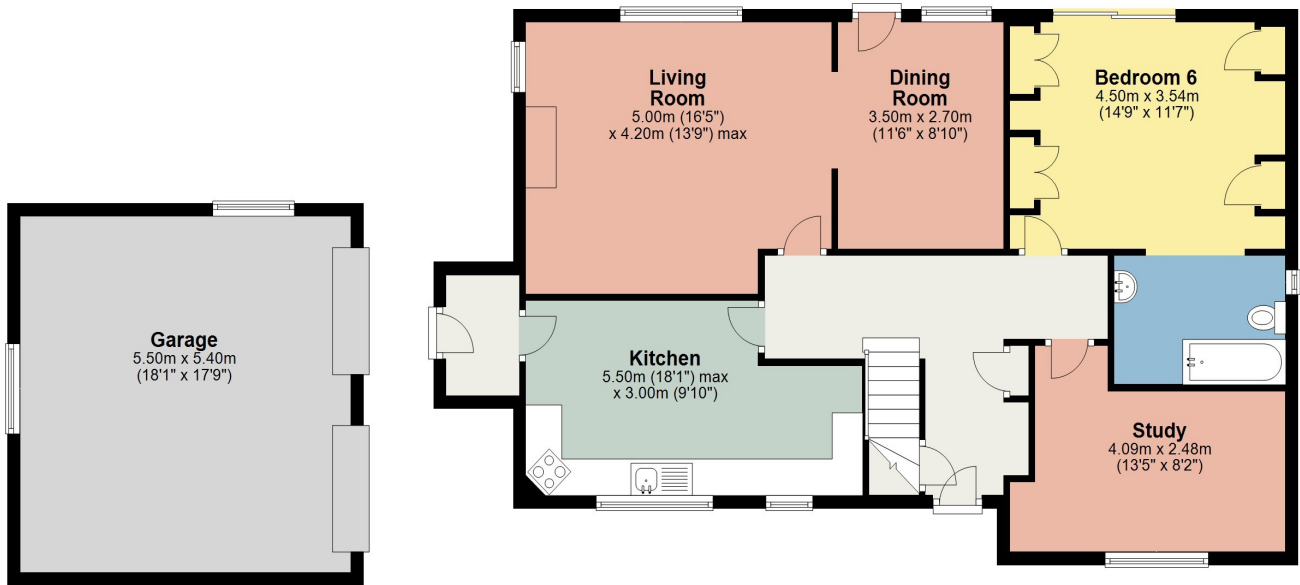


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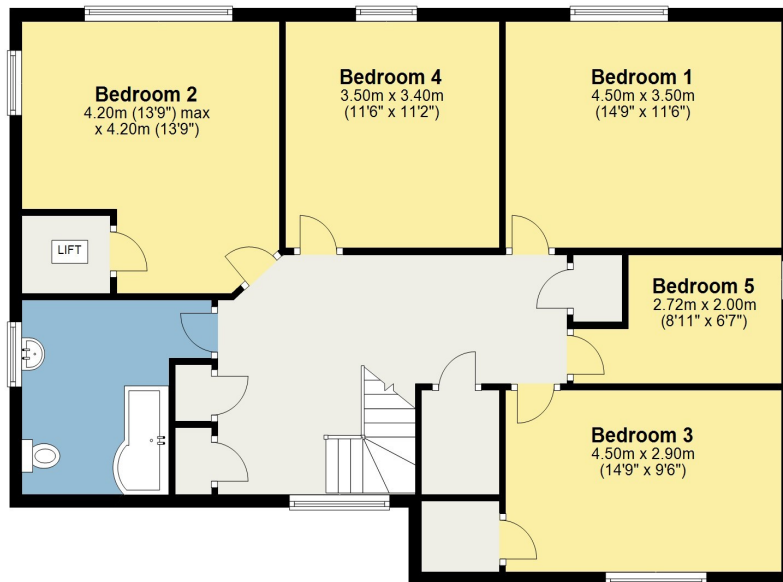
Ground Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



First Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



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