



14 Fell Close, Oxenholme - LA9 7ES

Guide Price £415,000







## 14 Fell Close

Oxenholme, Kendal

This exceptional 3 bedroom detached split level bungalow boasting a bespoke and contemporary layout, offering a unique living experience. The property features a captivating living room adorned with vaulted ceilings, exposed beams, and a charming log burning stove, perfect for cosy evenings. The kitchen split across two floors includes a dining room with doors leading to the outside terrace, an impressive raised kitchen showcasing a curved granite worktop, vaulted ceilings and fitted with high-end appliances. Additionally there's a central hallway with beautiful features including a stained glass window, slate style floors and solid wooden doors. The three double bedrooms provide ample accommodation, with the master bedroom benefitting from an ensuite and there is an additional family bathroom for convenience. The property also includes two generously sized basement rooms, adding versatility to the living space.

Situated in a sought-after location, residents will enjoy close proximity to superb walks over Helm Hill, while benefiting from excellent road and rail connections. This property presents a rare blend of luxury, style, and functionality, making it a truly desirable home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





### Entrance Hallway

12' 9" x 4' 1" (3.89m x 1.24m)

Leading into the inner hallway - 11'8" x 9'10" Impressive, light and bright with a valuated ceiling, feature wall lights and a beautiful stained glass window above the entrance door, flowing into the inner hallway with slate floors and a glass panelled doorway leading to an outside terrace.

### Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

Double in size with a featured front facing window, inbuilt wardrobes, pendant lighting and access to an en-suite shower room.

### Shower Room

8' 4" x 2' 10" (2.54m x 0.86m)

Half tiled shower suite with sandstone style bordered tiles, upper white decor, LED lighting, hand basin, separate W.C and shower cubicle.

### Living Room

19' 8" x 11' 8" (5.99m x 3.56m)

Vaulted ceilings, offering space and reflecting light, featured windows to the front, additional side window and a roof light. Neutral decor, carpets, pendant lighting. Fitted with a log burning stove.

### Bedroom Two

11' 8" x 14' 8" (3.56m x 4.47m)

Spacious room with neutral decor. French doors leading an outside terrace. Inbuilt wardrobes, featured front side facing window, wooden style flooring neutral decor and pendant lighting.

### Bedroom Three

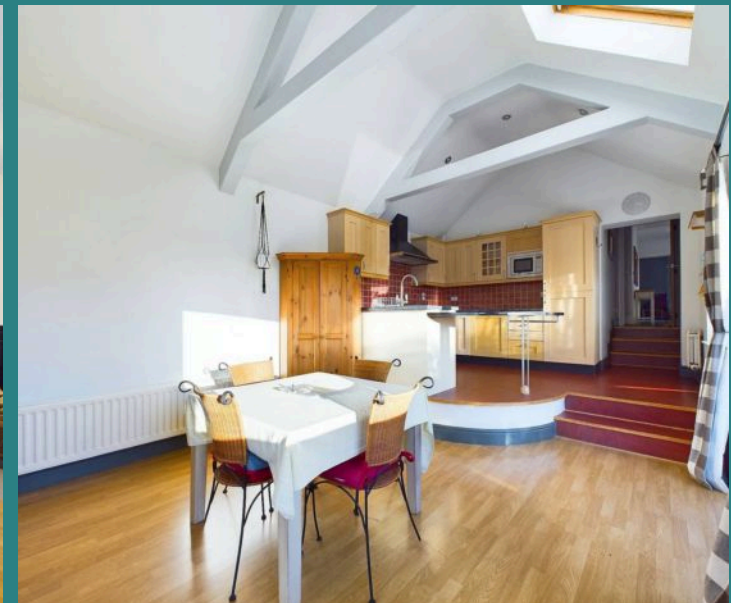
9' 5" x 8' 8" (2.87m x 2.64m)

Small double room with fitted wardrobes, pendant lighting, soft grey decor and neutral carpets.

### Bathroom

9' 11" x 8' 2" (3.02m x 2.49m)

Bespoke fitted four piece suite. Half tiled walls and fully tiled floors within travertine stone tiles with featured mosaic inset within the walk-in shower. Large inset bath, bespoke vanity sink unit, W.C. Neutral upper decor, LED lighting extractor fan and an obscured window







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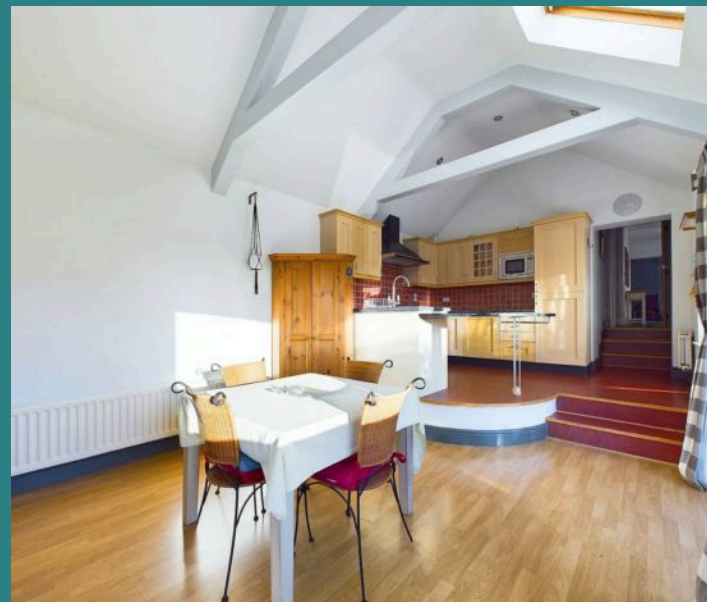
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## GARDEN

Offering stunning views over and across Scouts Scar. Sun terraces to enjoy the afternoon sunshine, pond and a summer house.

## DRIVEWAY

2 Parking Spaces

Driveway parking for two cars to the front.





Lower Ground Floor

Approximate total area<sup>(1)</sup>

1558.82 ft<sup>2</sup>

144.82 m<sup>2</sup>



Ground Floor

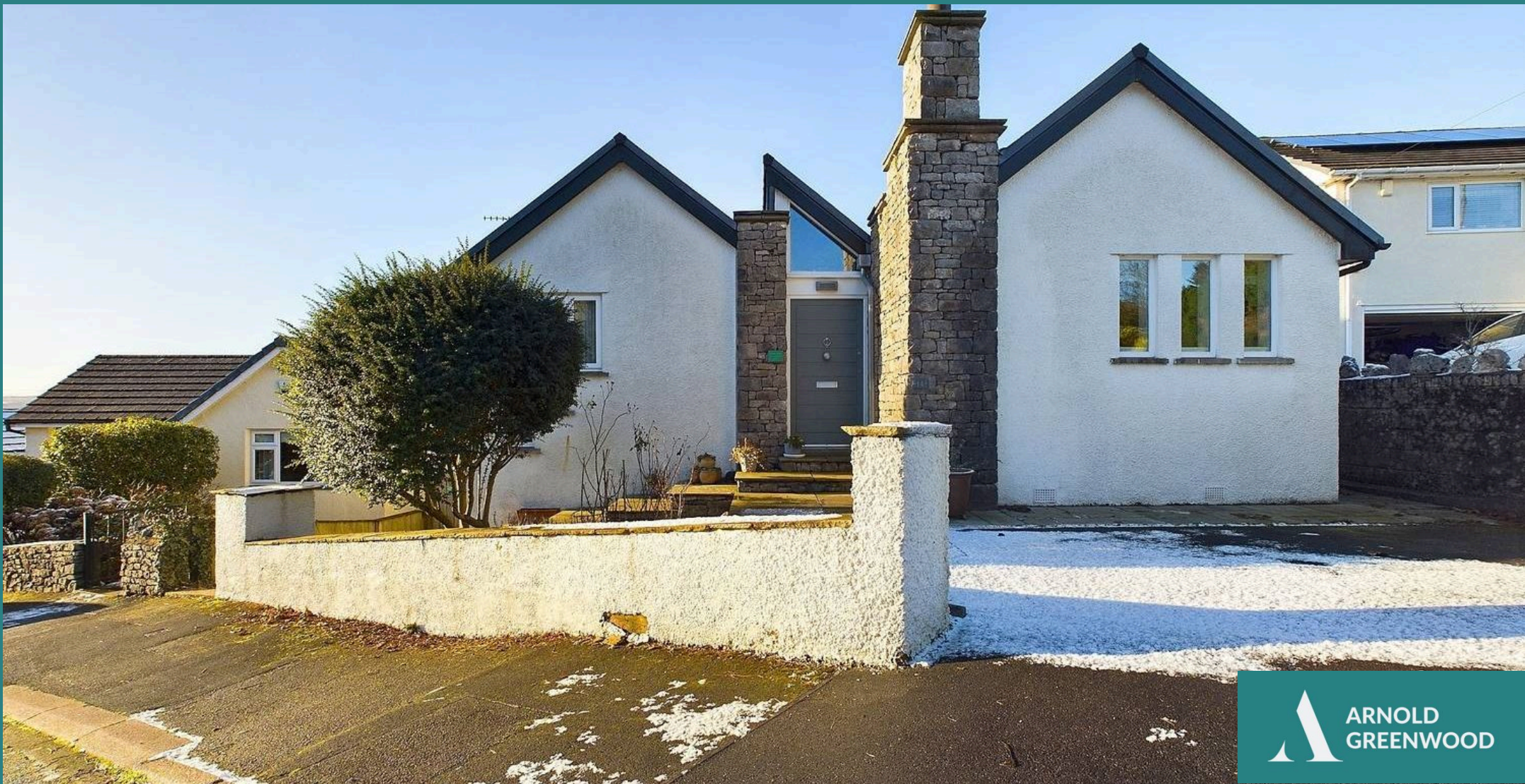
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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