



£320,000

22 Bluebell Close, Kendal, LA9 7SH

Welcome to your future home, a stunning three-bedroom semi-detached house nestled in a peaceful cul-de-sac, offering the perfect blend of modern convenience and family-friendly living. This property is presented in excellent condition, ensuring you can move in and start enjoying!

Step inside the entrance porch and beyond into a light and airy lounge with large UPVC double glazed picture window offering an open, front aspect. The staircase provides access to the first floor and the focal point is the media wall with inset Bio Ethanol cast iron stove - perfect for warming those cold evenings

Quick Overview

- Semi detached family home
- 3 bedrooms
- 2 reception areas
- Contemporary fitted kitchen
- Modern family bathroom
- Popular residential area within cul de sac
- Off road parking for several vehicles
- South west facing garden
- No upward chain - early viewing recommended!
- Ultrafast broadband available*



3



1



2



D



Ultrafast
available



Off road parking
to drive

Property Reference: K7008



Living Room



Living Room



Kitchen



Kitchen

Adjacent you will discover a contemporary kitchen that is both stylish and functional, equipped with sleek high gloss units, plinth lighting and integrated appliances including fridge freezer, microwave and oven, dishwasher and plumbing for washing machine. The contour worksurface complete with inset single drainer, bowl & ½ sink unit, 5 ring gas hob and extractor hood makes meal preparation a delight. Panelling to ceiling, wood effect flooring, understairs storage housing gas fired boiler and access to side from UPVC double glazed door. Opening through to the dining area which has a garden aspect is a sociable space designed for comfort and versatility, providing ample room for family gatherings or quiet evenings at home. Double doors offer garden access for convenience and seamless enjoyment of the garden from the kitchen dining space.

At first floor level there is a loft hatch providing access to a part boarded loft with light. There is natural light from a landing window and useful overstairs storage cupboard. There are 3 well presented bedrooms, 2 double rooms with front and rear aspect and a third bedroom with a front aspect which is currently utilised as a dressing room but would easily adapt as a nursery, study or childrens' bedroom. The modern bathroom is a sanctuary of relaxation, featuring elegant fittings comprising panelled bath with electric shower over, vanity wash hand basin, WC and wall mounted de-misting mirror. Attractive wood effect flooring, panelling to walls and ceiling, heated towel rail and window to rear. A soothing space perfect for unwinding after a long day!

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Dining Area



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 15' 0" x 11' 8" (4.58 m x 3.57m)

Kitchen 14' 7" x 8' 7" (4.46m x 2.64m)

Dining Room 7' 3" x 10' 9" (2.23m x 3.30m)

First Floor

Landing

Bedroom One 13' 5" x 7' 11" (4.10m x 2.43m)

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Family Bathroom

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Bathroom



Rear garden



Dining Room



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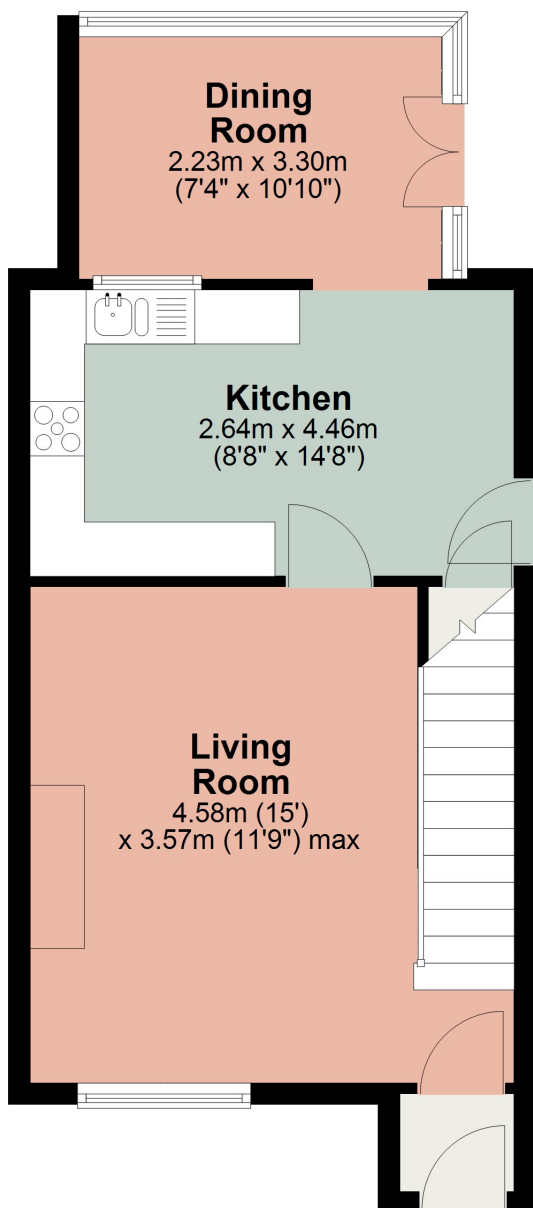


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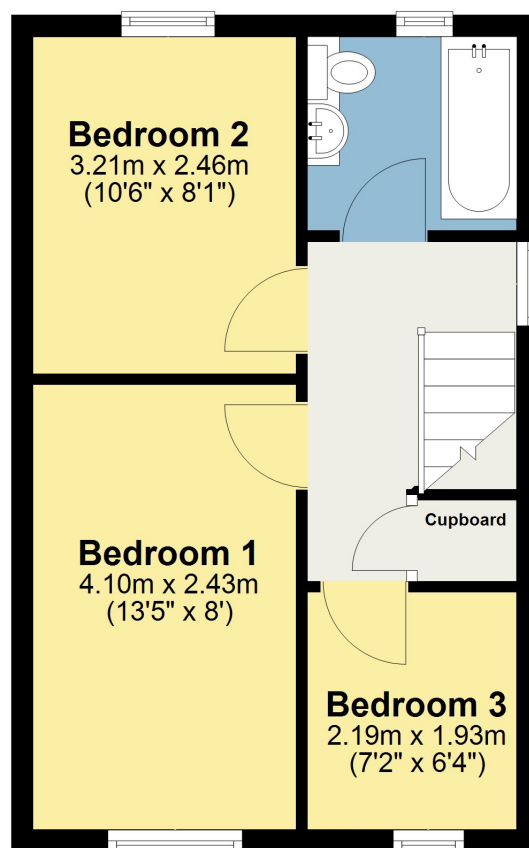
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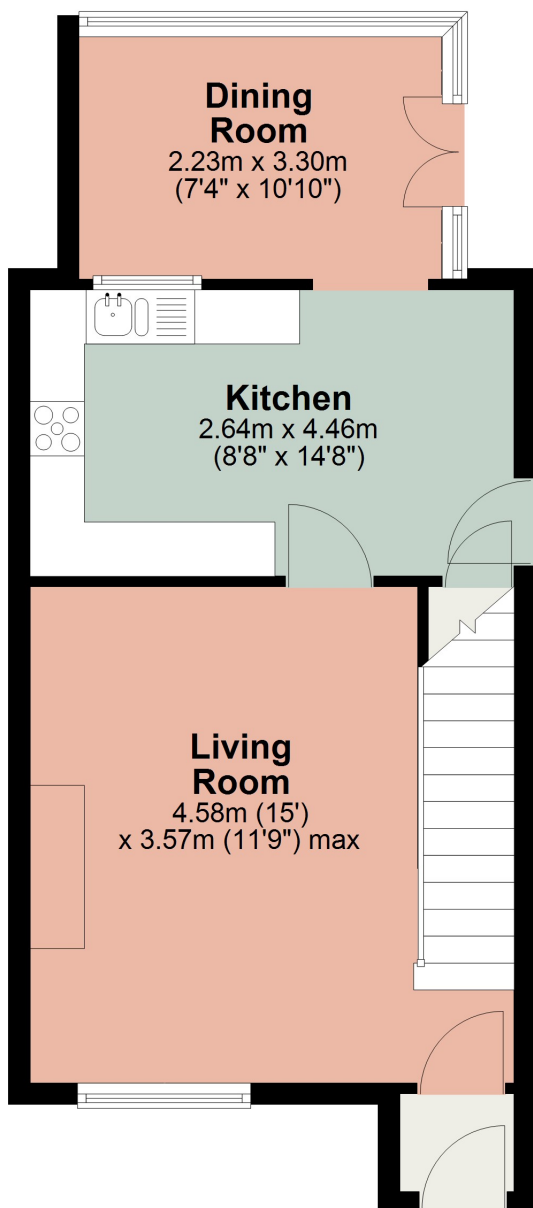


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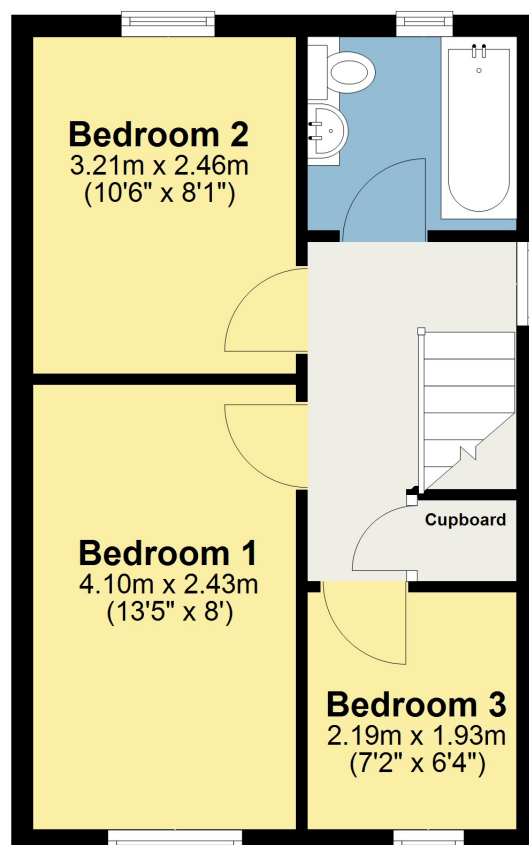
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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

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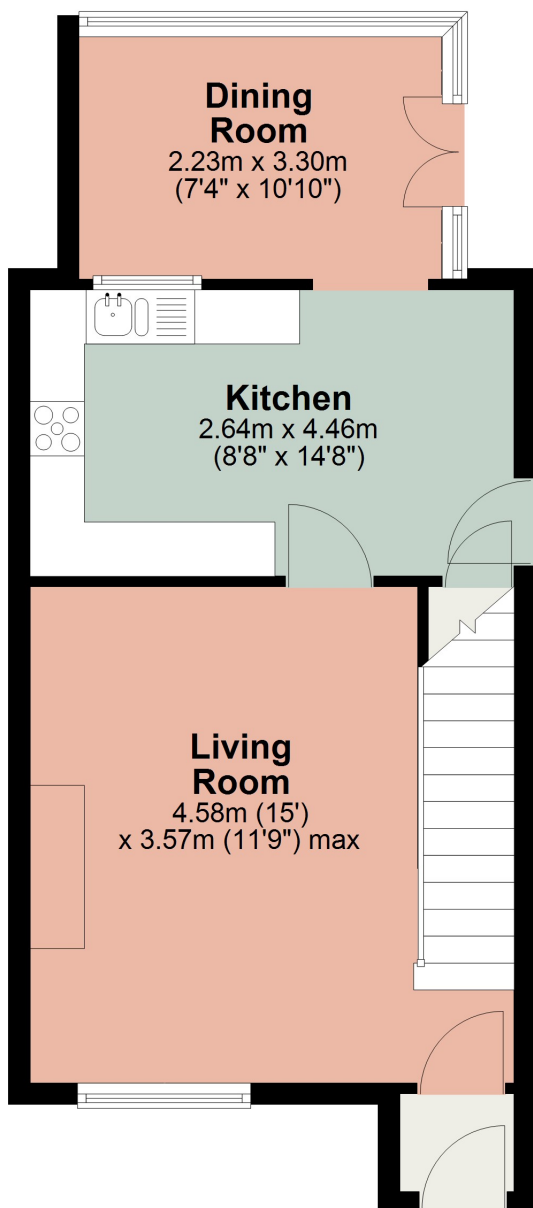


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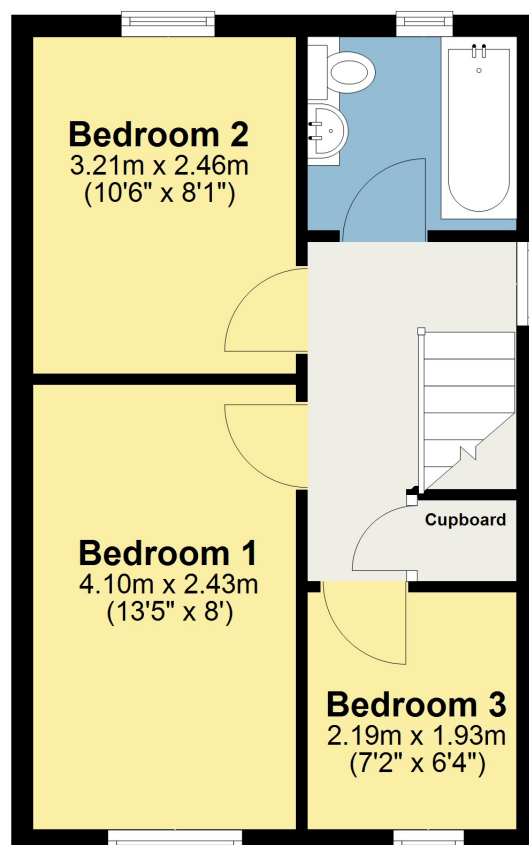
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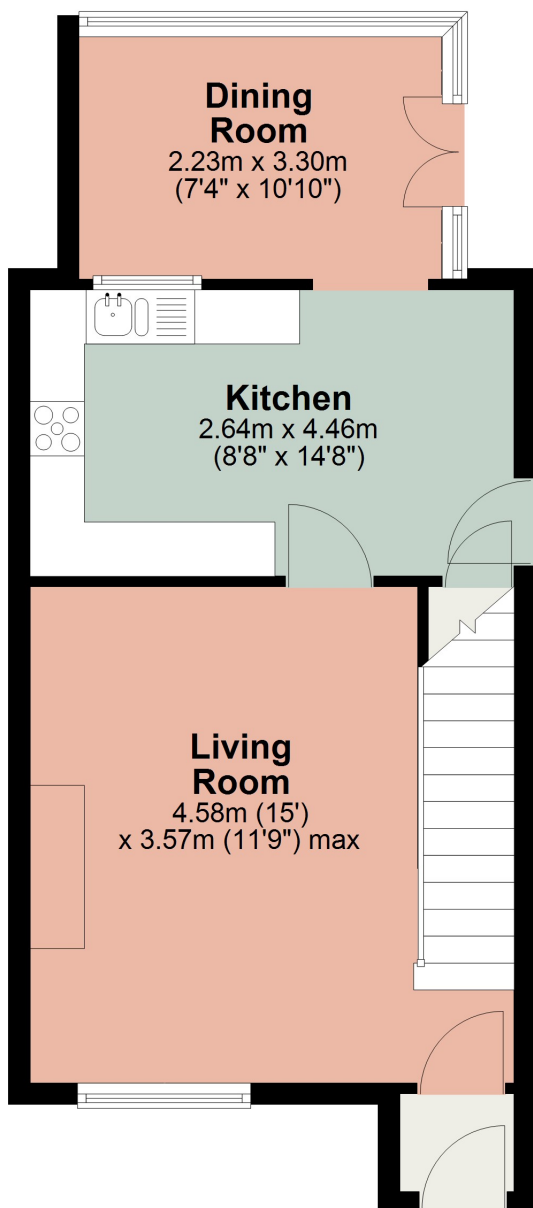


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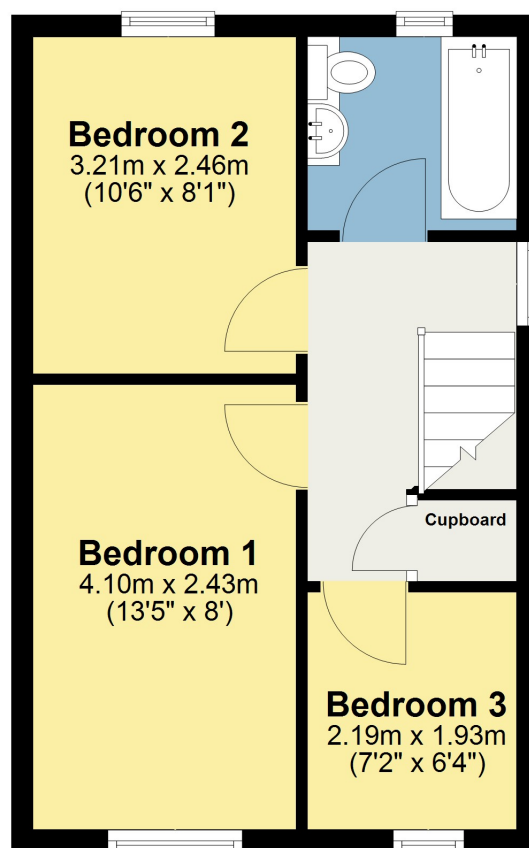
Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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