

**8 Maple Drive, Kendal – LA9 5BN**

Kendal

Guide Price **£305,000**



## 8 Maple Drive

Kendal, Cumbria

Nestled in the heart of a very popular residential area, this immaculately presented semi-detached property boasts a modern and stylish design. This charming abode offers living accommodation across two floors, including three bedrooms. The property features generous parking, ensuring convenience for residents and visitors alike. Situated in a quiet cul-de-sac location, the residence provides a peaceful retreat. The gardens at the front and rear of the property offer versatile outdoor space, perfect for relaxing or entertaining guests. With its convenient location and attractive features, this property presents an excellent opportunity for those seeking a comfortable and stylish home in a sought-after area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









**Entrance Hall**

3' 1" x 6' 11" (0.94m x 2.12m)

As you go through the front door of the property, you enter the hallway where there is a window to the side aspect and doors open to a downstairs W.C. and a living room.

**W.C.**

2' 8" x 7' 11" (0.81m x 2.41m)

This suite comprises a W.C., a vanity wash hand basin, a radiator, and a window with privacy glazing to the side aspect of the property.

**Living Room**

14' 7" x 15' 9" (4.44m x 4.79m)

Two windows face the front aspect, stairs that lead up to the first-floor landing, and a gas fire with surround.

**Kitchen**

14' 8" x 8' 5" (4.46m x 2.56m)

This kitchen has a range of fitted storage units with a complementary worktop. The room comprises a 1½ bowl Franke sink, a Hotpoint oven, a Bosch Schott Ceran 4 ring induction hob, which has an extractor fan over, space & plumbing for a fridge and a washing machine, an understairs cupboard, space for a dining table, and a window/door to the rear garden.

**Understairs Cupboard**

This cupboard has a decent amount of storage space, and it houses the WYLEX electrical box.





**First Floor Landing**

5' 9" x 7' 7" (1.74m x 2.30m)

The landing has a window with privacy glazing to the side aspect and doors open to three bedrooms and a bathroom.

**Bedroom One**

8' 6" x 13' 11" (2.59m x 4.24m)

This double room has two windows that look to the front of the property.

**Bedroom Two**

7' 5" x 10' 0" (2.26m x 3.05m)

This bedroom has two windows to the rear of the property; this is also where you gain loft access.

**Bedroom Three**

5' 9" x 7' 3" (1.76m x 2.20m)

This single bedroom has a window to the front aspect and an airing cupboard, which has shelving space and houses a Vaillant boiler.

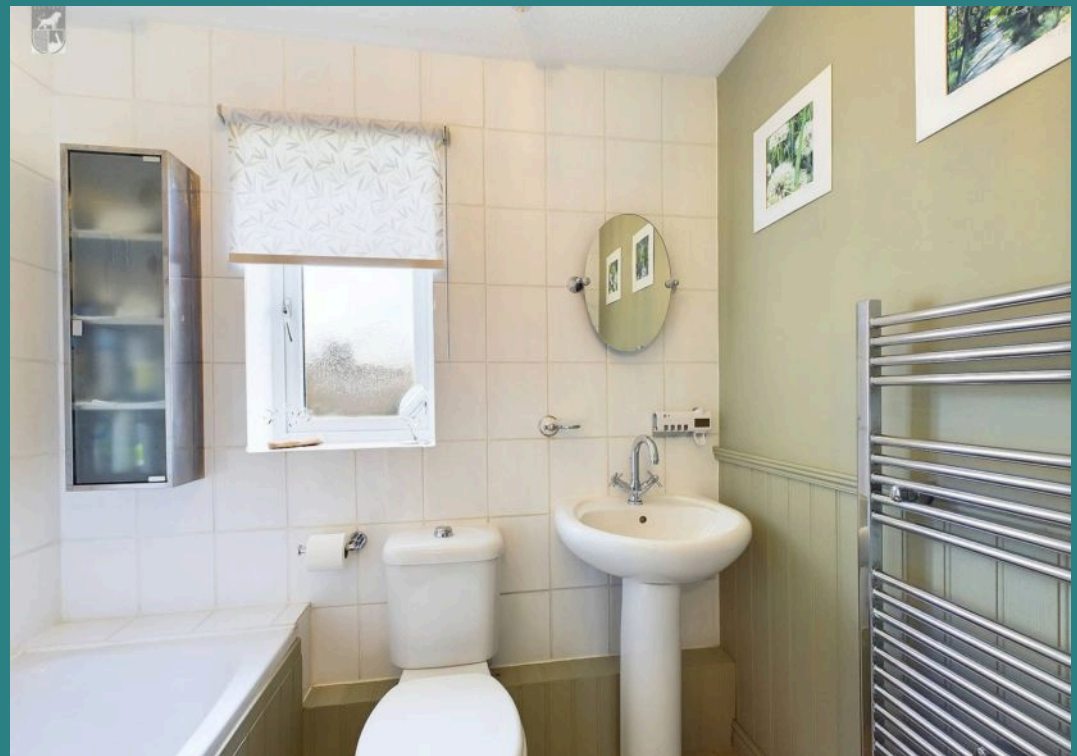
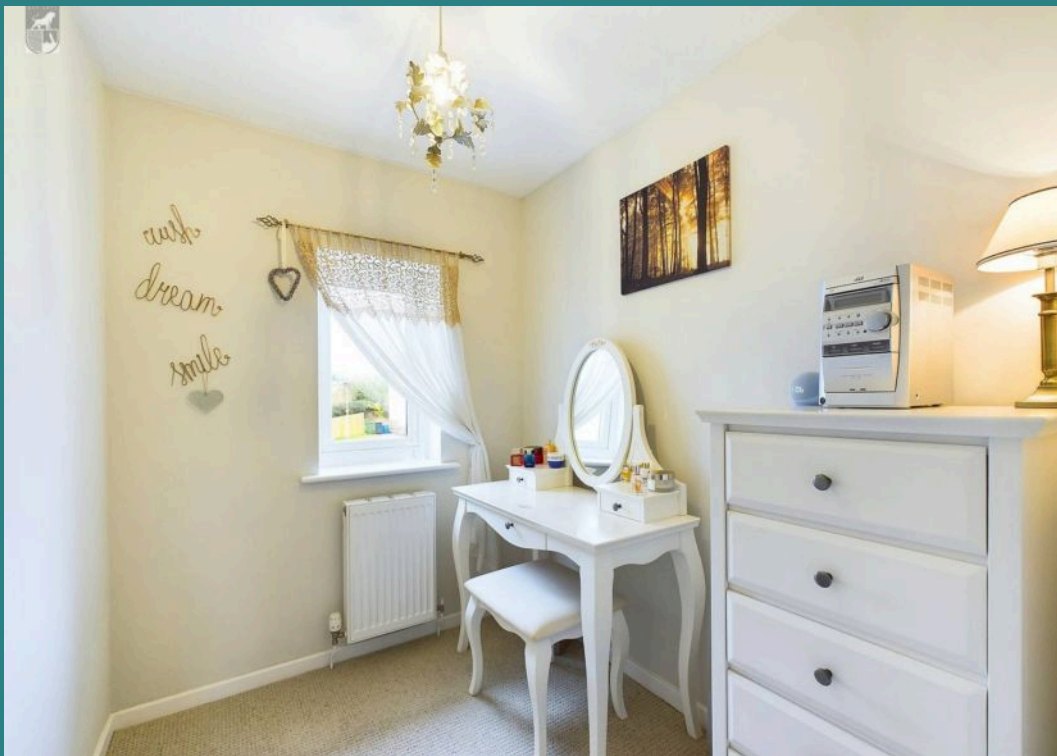
**Bathroom**

6' 6" x 5' 10" (1.99m x 1.78m)

This suite comprises a W.C., a wash hand basin, a shower over a bath with a glass slide, a stainless steel ladder radiator, and a window with privacy glazing to the rear.









## REAR GARDEN

Private rear garden, immaculately presented with lawn and decking area.

## GARAGE

Single Garage

This carpeted garage has a roller door and plenty of room for storage. You can gain access to the garage from the front and rear of the house.

## DRIVEWAY

3 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

930.55 ft<sup>2</sup>

86.45 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C standard.





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