



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Worhyem – Burton in Kendal





Features

- Three bedrooms
- Open plan kitchen and diner
- Large detached garage
- Spacious and mature gardens
- Driveway to accommodate three vehicles
- Located in a peaceful residential area
- Close to local amenities and transport links

Welcome to 'Wor-hyem', an immaculate home that will appeal to a wide range of purchasers. This is a delightful three bedroom home located on a generous plot and boasting a detached garage and driveway for 4 vehicles. Boasting versatile, light and bright living space internally and surrounded by beautiful and mature gardens to offer privacy and space to sit, relax and enjoy the surroundings. As you enter the home you arrive in the hallway with space for storage leading in to the good sized, light and bright living room with open views over the front garden. The kitchen and diner which again is

wonderfully bright and thoughtfully zoned creating spaces for cooking, dining and entertaining. The utility room is located close by with direct access in to the garden. On the first floor are the three bedrooms, two of which are doubles with the main bedroom also benefitting from fitted wardrobes along with the modern shower room. The garage offers two separate spaces, one for parking and storage and a rear versatile room that can be used as a utility, office or workshop. The rear garden is a delightful space to spend time with mature flower beds, trees and bushes to behold

and various seating areas to enjoy the sun all day long with a wonderful summerhouse offering room to utilise the garden whatever the weather! The village of Burton in Kendal benefits from a village shop and post office and a well regarded local primary school, rated GOOD by Ofsted. There are close transport links to the M6 motorway, Kendal and Lancaster whilst also benefitting from tennis courts, a bowling green and the memorial hall - there is a great sense of community engagement. A regular bus service runs hourly through the village from Lancaster to Keswick.



GROUND FLOOR

Entrance porch

A bright and welcoming entrance into the home full of natural light and offering cupboard space for storage.

Living room

A generous and bright living room benefitting from a feature wall mounted gas fireplace and ample space for all the family to gather to spend time together. The large picture window offers wonderful scenic views out over the front garden.

Kitchen/ diner

The kitchen/ diner is an open and versatile space that has been thoughtfully zoned to create separate spaces. Sleek black granite effect work surfaces with cream gloss base and wall units provide ample storage space with integrated appliances include an electric oven, gas hob with extractor hood above, dishwasher and fridge. The large picture window runs almost the entire width of the room, filling the room with natural light and offering beautiful and private views out to the rear garden. The dining area is a fantastic space and can seat up to six for formal dining and entertaining with access leading on to the utility room.

Utility room

A useful and practical space with a black, granite effect work surface and space for a washing machine. There is access out to the side garden and garage. An under stairs cupboard fitted with an abundance of shelving is located just off the utility room for further storage and would make an ideal pantry.



Garage

An impressive detached garage with a electric roller front door and light and power present boasting ample space for storage and parking. The garage has been separated to create two spaces with a door allowing access to both. There is a window to the rear section allowing natural light in and a door to the side allowing access out to the garden. There are wood effect base and wall units, work surfaces and a desk area also with space to accommodate a tall fridge freezer and dryer.

FIRST FLOOR

Bedroom 1

A double bedroom benefitting from fitted wardrobes and storage with mirrored doors. The large picture window ensures the room is full of natural light and offers views out over the front garden.

Bedroom 2

This double bedroom provides views over the private rear garden and is full of natural light.

Bedroom 3

A single bedroom facing the front of the property, currently used as a dressing room but would also make a great nursery, office or hobby room.

Shower room

A modern room consisting of a walk in quadrant shower cubicle with an electric shower, a concealed cistern W.C and a hand basin within a large vanity unit providing plenty of space for toiletries and towels. The wall are half tiled with mosaic detailing and an abundance of natural light flows through the sizable window.

Externally

The front garden is well stocked with mature plants, shrubs and trees creating a private and secluded feel. There is a central lawn with a small wildlife pond and relaxing water feature all surrounded by low stone walls. At the side of the property there is a raised, stone built flower bed and access to the driveway which provides space to accommodate 4 vehicles and the detached garage can be found towards the end of the driveway. A path leads around to the rear garden which is a haven for wildlife and offers various areas of interest including a large greenhouse and several seating areas to take advantage of the sun at differing times of the day. A superb summerhouse stands proudly with wonderful views out to the gardens - this is a great space for enjoying an evening drink and for enjoying the garden in all weather!



Useful Information

House built - 1960's.

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

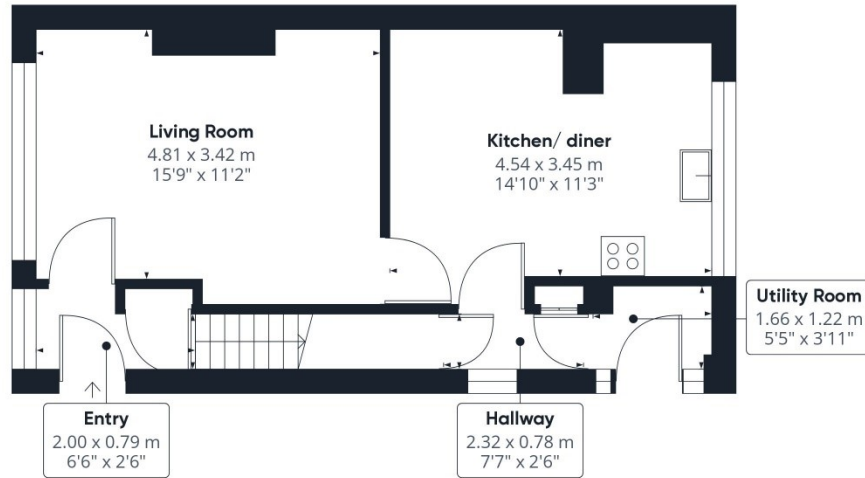
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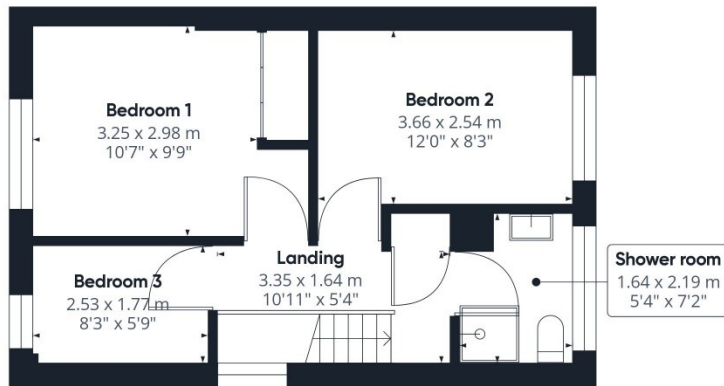
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

75.73 m²
815.18 ft²

(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.

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