



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

1 Ruskin Close - Kendal







## Features

- Four bedrooms - three located within the main house accommodation and the fourth within the self contained annex
- Very well presented throughout
- Light and naturally bright accommodation throughout
- Located in a peaceful residential location
- An E.V charging point present
- Low maintenance gardens to enjoy

Situated in a peaceful residential area of Kendal, this beautifully maintained four bedroom home offers spacious and versatile living making it ideal for families and investors alike. The ground floor welcomes you with an inviting entrance hall leading into a bright, dual-aspect living room seamlessly open to the dining area. The sleek, modern Atlantis kitchen boasts ample storage and integrated appliances. Completing the ground floor is a charming garden room, perfect for relaxation or entertaining, alongside a convenient utility room. The separate annex presents an excellent income opportunity or private guest

accommodation, featuring an open-plan living, dining, and bedroom area, a modern shower room, and its own outdoor space. This annex can be completely self-contained or accessed internally via the kitchen, offering flexible living arrangements. Upstairs, the first floor showcases a spacious master suite with a walk-in dressing room and en-suite shower room, accompanied by two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from parking for four vehicles and a low-maintenance private rear garden, all set within a tranquil, quiet neighbourhood. Kendal is a vibrant town located

around the River Kent with a wide selection of diverse shops, cafes and eateries. The Brewery Arts Centre, museums and various churches are located close to the centre of town and there are excellent transport links with the various bus routes, a train station and the M6 motorway 10 minutes drive away. There are several well-renowned primary and secondary schools in the town along with a variety of supermarkets to choose from. The property is ideally located a short drive away from Westmorland General Hospital, Kendal Golf Driving Range and Heron Hill Primary School, rated 'Good' by Ofsted.





## GROUND FLOOR

**Entrance hallway** - A bright and inviting entrance hall featuring access to the first-floor staircase and a glazed door leading into the living room.

**Living room** - Flooded with natural light from dual-aspect picture windows overlooking the front and rear gardens, this bright living area features a modern electric fireplace with a stylish decorative surround, adding a cosy touch. Open to the dining room, it offers a welcoming space perfect for relaxing and entertaining, featuring a Moduleo floor that seamlessly connects the two areas.

**Dining room** - Open to the living room and kitchen, this is an airy space able to accommodate a dining table for six easily. An Amtico flooring flows throughout and into the kitchen to create a great sociable area.

**Kitchen** - This high-specification Atlantis kitchen features a sleek selection of high-gloss cabinetry with elegant curved end units, all topped with striking black and gold work surfaces. The Amtico flooring continues seamlessly from the dining area, creating a cohesive and stylish flow. Integrated appliances include a waist-height oven with a microwave above, a five-ring gas hob with extractor hood, dishwasher, wine cooler, and space for a fridge freezer. A large front-facing window floods the space with natural light, while a doorway provides convenient access to the adjoining annex

**Garden room** - Offering panoramic views over the rear garden, this delightful additional living space is perfect for relaxing and is always full of natural light. It features a tiled floor with underfloor heating for year-round comfort, and double doors provide access out to the garden.





Utility room - A practical utility space with direct access from the rear garden, ideal for housing a washing machine and dryer. A window ensures the room is full of natural light, making it a functional area that keeps laundry appliances neatly separated from the main kitchen.

#### GROUND FLOOR ANNEX

Living/ bedroom/ kitchen - A thoughtfully designed separate annex providing versatile living, dining, cooking, and sleeping space. With its own private entrance from the front garden, the annex can function entirely independently from the main house. An internal door connects to the kitchen, offering optional access that can be securely locked for complete separation. This flexible space presents an excellent opportunity for additional income or is ideal for visiting family.

Shower room - This modern shower room features a mains-fed shower within a sleek cubicle, a wall-mounted hand basin, and a W.C. Contemporary tiled splashbacks add a stylish touch, and there's ample space for additional storage if needed.

#### FIRST FLOOR

Bedroom 1 - Wow! From the moment you step into this palatial sanctuary, you'll be swept away by its grand proportions. Two front facing windows flood the room with natural light, while a super king sized bed, and much more, fits comfortably with room to spare. A spacious walk-in dressing room (1.57m x 2.01m) provides abundant storage for every item in your wardrobe, from clothes and shoes to handbags and accessories.

En-suite shower room - Featuring a mains-fed, walk-in shower complete with a built-in alcove for shampoos and essentials, this bathroom also includes a WC and a hand basin set into a vanity unit with matching overhead cabinets and open shelving. Tiled from floor to ceiling and equipped with a heated towel rail, the space is brightened by a generous window that floods the room with natural light.

Bedroom 2 - A bright double bedroom boasting elevated, front-facing views and a built-in cupboard for extra storage.

Bedroom 3 - A rear-facing bedroom with a generous window overlooking the garden, double fitted wardrobes with mirrored doors, and a recessed alcove with built-in shelving to maximise space.

Bathroom - A P-shaped bath with an overhead mains-fed shower sits alongside a sleek WC and a wall-mounted hand basin. Tiled walls pair with a heated towel rail (plus a matching radiator) for comfort, while a generous window floods the space with natural light.

Landing - A central landing provides access to all first-floor rooms, the attic, and an airing cupboard, complete with fitted shelving, that also houses the boiler.

#### Externally

An open, block-paved driveway frames the home and is able to accommodate four vehicles, with space outside the annex perfect for a table and chairs. A handy shed offers extra storage, while a manicured side lawn, accented by thoughtful planting and a mature tree, adds a touch of greenery. The rear garden is designed with low maintenance in mind and divided into two distinct terraces. The lower level is able to accommodate a dining set or outdoor sofa for relaxing, while steps lead up to a second patio area, ideal for BBQs and entertaining and bordered with planting beds. The garden is secure and enclosed by walls and hedging, offering both privacy and style.

#### Useful Information

Tenure - Freehold.  
Council tax band - D (Westmorland and Furness Council).  
Heating - Gas central heating.  
Drainage - Mains.  
What3Words location - ///paths.scope.nails



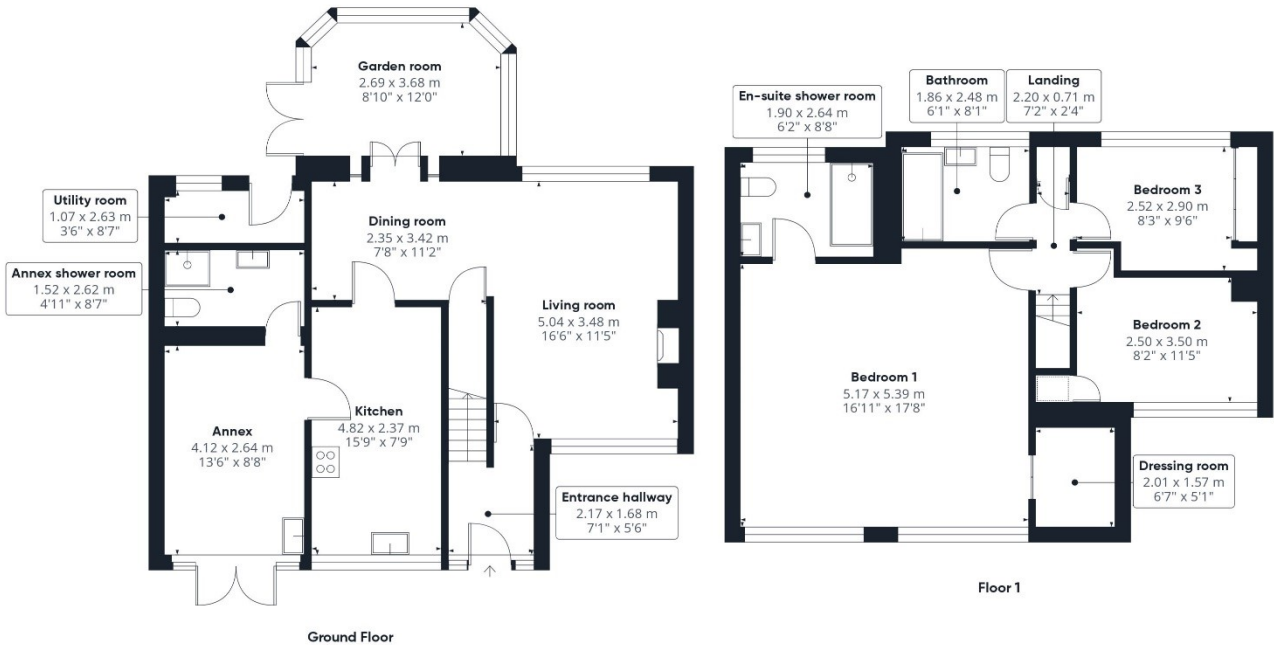
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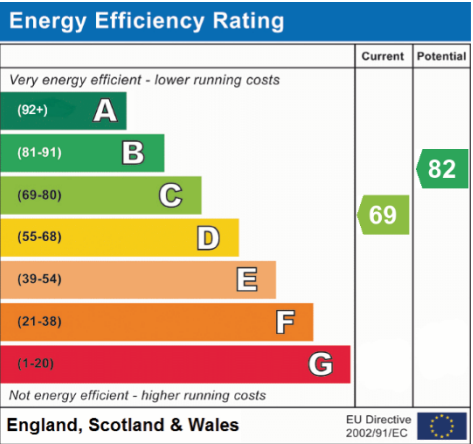
Approximate total area<sup>(1)</sup>  
132.9 m<sup>2</sup>  
1432 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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