



135 Hayclose Road, Kendal
£360,000



135 Hayclose Road

Kendal, Kendal

A well presented detached family home situated on the popular Kendal Parks Estate. The property has easy access to local amenities, transport routes, schools, colleges and road links to the M6 Motorway and the Lake District National Park.

This 3-bedroom detached family home offers a perfect blend of contemporary living and comfort for the modern family. The property features a light and airy sitting room which provides the ideal space for relaxation and entertainment. The kitchen diner offers ample space for dining and cooking, with access to the sunroom that bathes the space in natural light. The ground floor also has a handy utility room and cloakroom.

Upstairs, three double bedrooms await, with the main bedroom boasting a dressing area and an en-suite bathroom. The first floor is complimented by a family three piece suite bathroom for family and guests. The property benefits from double glazing and gas central heating.

Outside, the property boasts a fully enclosed garden to the rear, providing a private space for outdoor activities and relaxation. A paved patio seating area offers a perfect spot for al fresco dining or enjoying a morning coffee, while a well-kept lawn is surrounded by rockery features, mature trees and hedges, providing both beauty and privacy. Ample driveway parking at the front of the property ensures that parking is never an issue, while a garage provides additional storage space or parking for vehicles. This property offers the ideal combination of indoor comfort and outdoor tranquillity, making it a must-see for those looking for a dream family home.

Council Tax band: E

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

7' 2" x 4' 11" (2.19m x 1.50m)

SITTING ROOM

16' 6" x 14' 4" (5.04m x 4.36m)

KITCHEN DINER

17' 6" x 13' 8" (5.34m x 4.16m)

SUN ROOM

16' 8" x 10' 3" (5.07m x 3.13m)

UTILITY ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

CLOAKROOM

6' 6" x 2' 11" (1.99m x 0.88m)

PORCH

4' 0" x 3' 3" (1.22m x 0.99m)

FIRST FLOOR

LANDING

8' 7" x 5' 8" (2.61m x 1.72m)

BEDROOM

21' 6" x 11' 7" (6.55m x 3.53m)

EN-SUITE

8' 6" x 6' 9" (2.59m x 2.07m)

BEDROOM

12' 8" x 9' 7" (3.86m x 2.92m)

BEDROOM

10' 6" x 8' 8" (3.20m x 2.65m)

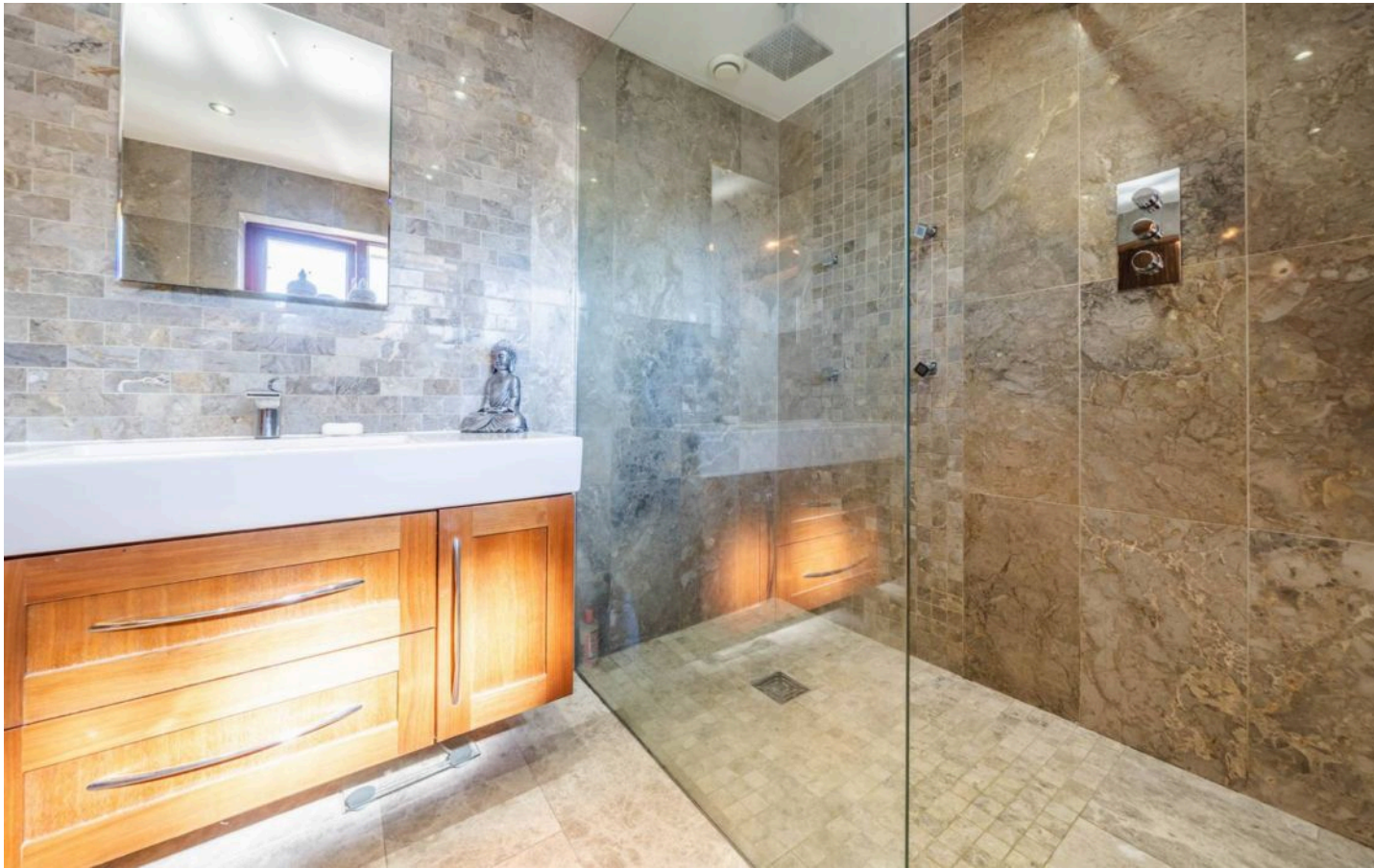
BATHROOM

6' 1" x 5' 5" (1.86m x 1.66m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by





GROUND FLOOR

ENTRANCE HALL

7' 2" x 4' 11" (2.19m x 1.50m)

SITTING ROOM

16' 6" x 14' 4" (5.04m x 4.36m)

KITCHEN DINER

17' 6" x 13' 8" (5.34m x 4.16m)

SUN ROOM

16' 8" x 10' 3" (5.07m x 3.13m)

UTILITY ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

CLOAKROOM

6' 6" x 2' 11" (1.99m x 0.88m)

PORCH

4' 0" x 3' 3" (1.22m x 0.99m)

FIRST FLOOR

LANDING

8' 7" x 5' 8" (2.61m x 1.72m)

BEDROOM

21' 6" x 11' 7" (6.55m x 3.53m)

EN-SUITE

8' 6" x 6' 9" (2.59m x 2.07m)

BEDROOM

12' 8" x 9' 7" (3.86m x 2.92m)

BEDROOM

10' 6" x 8' 8" (3.20m x 2.65m)

BATHROOM

6' 1" x 5' 5" (1.86m x 1.66m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THYNE & Co. Agents, all enquiries should be directed to the relevant agent.





GARDEN

A fully enclosed garden to the rear with a paved patio seating area with plenty of space for garden furniture and potted plants, a well kept lawn surrounds it with rockery features at the very end of the garden and well established trees and hedges that provide privacy to the garden. Ample driveway parking can be found to the front.

GARAGE

Single Garage

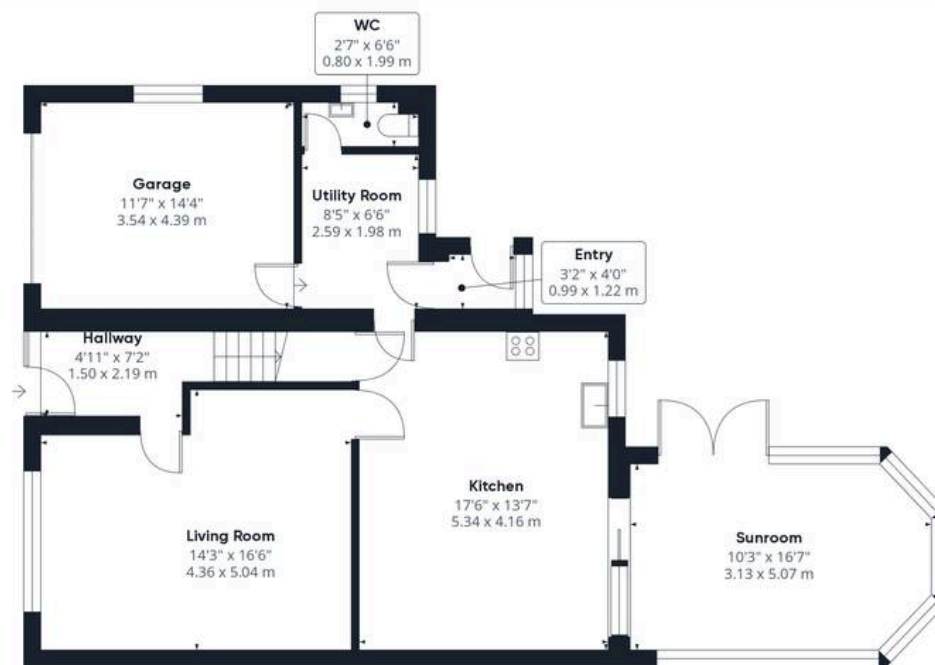
Garage parking.

DRIVEWAY

2 Parking Spaces

Driveway parking.



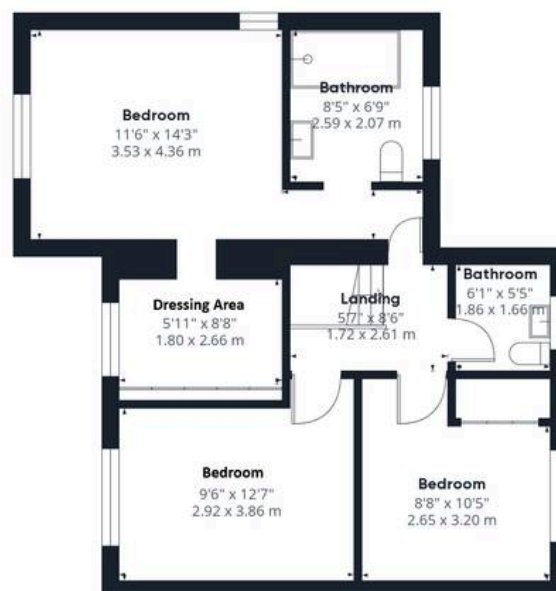


Ground Floor

Approximate total area⁽¹⁾

1568.51 ft²

145.72 m²



Floor 1

(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



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.