



Briarswood , Kendal, LA8 0NH

Guide price £525,000





Briarswood

Kendal, LA8 0NH

- Immaculate 3 Bed Detached House
- Beautiful Decor Throughout
- Beautiful Garden & Patio with Pergola
- Short Drive to the M6 & Oxenholme Station
- Walks from the Doorstep
- Family Bathroom & Primary En-Suite
- Garage & Plentiful Private Parking
- Excellent Lake District Location
- Close to the Outstanding Village School
- Viewing is Essential

Welcome to Briarswood, an immaculately presented three bedroom family home in the charming village of Old Hutton. On the ground floor the property comprises of; an entrance porch, large welcoming hallway, lounge, downstairs w.c, two storage cupboards, kitchen diner with additional reception room, utility and garage. The second floor has a large landing that is also utilised as a home office, three bedrooms, one of which has an ensuite and a family bathroom.

Viewing is highly recommended.



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Entrance Porch

A front door leads into a useful entrance porch.

Hallway

From the porch, there is a door leading into a spacious, well lit entrance hallway. There is attractive parquet style flooring and internal doors to the ground floor accommodation including double doors with glass panes into the living room. There is a large storage cupboard, as well as an understairs storage cupboard and stairs off to the first floor landing. Finally there is a radiator and recessed LED lights.

Ground Floor W/C

A useful ground floor w/c which has a fitted two-piece suite comprising a low level w/c and a sink unit with tiled splashbacks. There is parquet style flooring and a uPVC double glazed window. Radiator.

Living Room

Beautifully presented as well as being bright and spacious this dual aspect living room is perfect for families. There is a large uPVC double glazed window and a smaller double glazed window. At the far end is an open fireplace with hearth, surround and mantle and there are shelves in the recesses. There is fitted carpet and a radiator as well.

Kitchen / Dining Room

At the heart of the home is this stylish, contemporary kitchen suite which has a range of fitted wall and base units with complementing silestone worksurfaces, a Belfast sink unit, a range oven and integrated fridge freezer and dishwasher. There is a modern island unit with silestone worksurface, storage under and a breakfast bar. This is open to the dining room which in turn opens to the sun room creating a fantastic space for hosting family gatherings and entertaining. There is parquet style flooring, a radiator and a uPVC double glazed window unit. A door leads to the rear hallway which has an external door and two internal doors leading to the utility room and garage.

Sun Room

Open to the kitchen dining room is this brilliant sun room which has French doors leading out the the garden patio. There is a vaulted, solid roof with two Velux windows over as well as a large uPVC double glazed window unit which helps create a bright and enjoyable family space. There is parquet style flooring and a radiator. Finally there is a door leading through to the garage.

Utility Room

A useful space which has fitted units with complementing worksurfaces and a Belfast sink. There is plumbing for a washing machine and a radiator. uPVC double glazed window.

Stairs / Landing

The staircase leads from the entrance hallway to the first floor landing. The landing area is spacious and bright and has a ceiling loft hatch as well as doors to the first floor accommodation. Fitted carpet. Radiator.

Primary Bedroom

A spacious double bedroom which is bright and airy thanks to two double glazed window units. There is fitted carpet and a radiator. Open to the en-suite shower room.



Primary En-Suite

A contemporary en-suite which comprises: a walk in shower cubicle containing a mains shower unit, a low level w/c and a sink unit. There is a uPVC double glazed window unit and a chrome heated towel rail.

Bedroom Two

A comfortable double bedroom which has fitted carpet, a radiator and a uPVC double glazed window unit.

Bedroom Three

Another comfortable double bedroom which has fitted carpet, a radiator and a uPVC double glazed window unit.

Family Bathroom

A well appointed and stylish bathroom suite which comprises: a free standing bath tub with shower attachments, a walk in shower cubicle containing a mains shower unit, a low level w/c and a sink unit. There is a uPVC double glazed window unit and a chrome heated towel rail.

Garage

With an up and over door to the front and having power and lighting. This spacious garage is ideal for those looking for additional storage or space for bikes or a smaller car.

Outside

The property occupies a lovely plot which has a large garden with defined borders and a range of mature plants. There is a stunning sandstone terrace to the rear with a pergola overlooking the neighbouring beck. There is private parking to the rear of the property for at least 2 cars.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Services

The property is served with mains water and electricity. There is an air source heat pump which provides domestic heating and hot water. The drainage is a treatment plant installed in 2019 serving 5 houses including Briarswood, it has its own electric meter which is attached to Briarswood and each year the usage is calculated and split between the 5 properties (usually £60 per house), the tank is serviced annually and this is managed by a neighbour and amounts to around £70 per house.

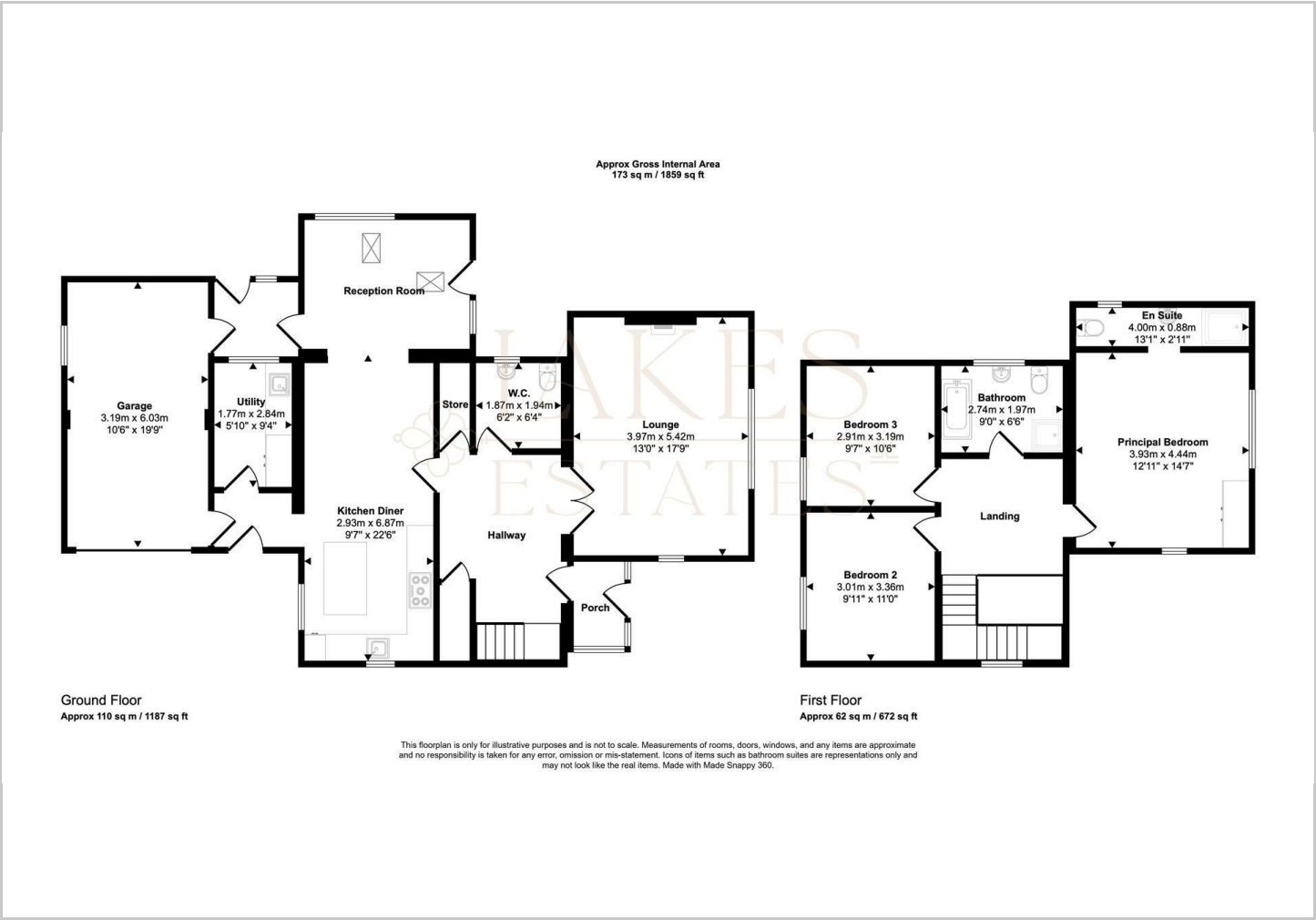
Directions

Leaving the M6 at Junction 36, head towards Crooklands/Endmoor on the A65. Passing the Crooklands Hotel, continue on for 4 miles before turning right onto Helmside Road, Oxenholme for around half a mile. Turn right onto the B6254 for 1.8 miles. Pass Old Hutton Primary School and carry on for approximately half a mile., Briarswood is on the left-hand side and can be identified by a Lakes Estates 'For Sale' sign.





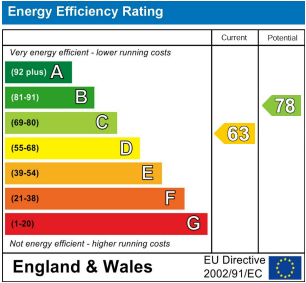
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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