



9 Rowan Gardens, Natland
£460,000





9 Rowan Gardens

Natland, Kendal

Council Tax band: F

Tenure: Freehold

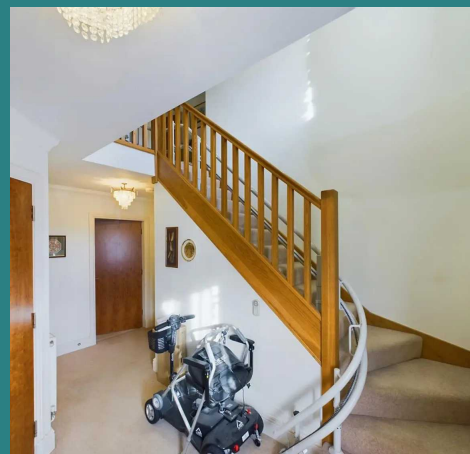
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern detached four bedroom family home
- Large corner plot with garage and parking
- Spacious accommodation throughout
- Located in the popular village of Natland
- Two bathrooms and downstairs W/C
- Early Viewing Recommended

We are pleased to bring to market, this spacious detached four bedroom family home located on a generous corner plot at the end of a quiet cul-de-sac in the sought after village of Natland.

Built to a high specification around 2011 and owned by the vendor from new, 9 Rowan Gardens offers flexible living thanks to it's simple but effective layout, on the ground floor is a welcoming entrance hall, cloakroom toilet and useful utility room, a living room that overlooks the rear garden and a well appointed 31ft dining/kitchen room with french doors that opens up to the rear garden. Upstairs are four bedrooms and the family bathroom, with the master bedroom having an en-suite wet room style shower room. To the outside is a wrap around garden and patio along with garage and ample parking to the front.



Hallway

14' 7" x 6' 7" (4.45m x 2.01m)

Spacious and open hallway with timber staircase to the first floor with Stairlift installed. Large storage cupboard with integral shelving and fuse box. Useful under stairs cupboard. Wood double glazed window and door to the front aspect. Radiator

W/C

4' 6" x 4' 8" (1.37m x 1.42m)

Downstairs cloakroom with low level w/c and wall mounted sink, with part tiled walls and tiled floor with obscured wood double glazed window to side aspect.

Living Room

14' 8" x 12' 7" (4.47m x 3.84m)

Attractive modern contemporary fireplace with polished inset and hearth and living flame electric fire. TV aerial point and radiator with wood double glazed window overlooking the rear garden.

Kitchen/Dining Room

31' 4" x 9' 9" (9.55m x 2.97m)

Spacious open plan Kitchen and Dining room, fitted with an extensive range of contemporary high gloss wall and base units with down lights, complimentary Corian worktop and inset FRANKE stainless steel bowl and half sink with drainer and mixer tap. A range of built in appliances are included such as; Neff built in electric oven, microwave and four ring halogen hob with extractor over, integrated fridge, freezer and dishwasher. TV aerial point and radiator. Wood double glazed window to the front aspect and double glazed French doors opening to the rear garden.

Utility Room

6' 8" x 5' 10" (2.03m x 1.78m)

Useful utility room with fitted base units and complimentary worktop and inset stainless steel sink and drainer. Wood Double glazed window to rear aspect, part tiled walls and attractive laminate flooring. Artistone boiler, space and plumbing for washing machine and extractor fan. Double glazed panel door to side garden.





1st Floor Landing

3' 3" x 12' 6" (0.99m x 3.81m)

Open and spacious landing with access to loft space. Airing cupboard with hot water cylinder and integral shelving. Radiator.

Bedroom One

10' 8" x 10' 8" (3.25m x 3.25m)

Spacious carpeted bedroom with built in storage cupboards and wood double glazed window to the rear aspect.

Bedroom One Ensuite

4' 2" x 8' 10" (1.27m x 2.69m)

Wet room style shower room with part paneled and part tiled walls with mains fed shower, wall mounted sink and low level w/c. Wall mounted vanity unit with built in lights, shaving point and obscured wood double glazed window to side aspect.

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)

Carpeted double bedroom with built in wardrobes and wood double glazed window to front aspect. TV point & Radiator.

Bedroom Three

10' 5" x 9' 9" (3.18m x 2.97m)

Carpeted double bedroom with built in cupboard, wood double glazed window to the rear aspect. TV point and radiator.

Bedroom Four/Office

9' 7" x 9' 7" (2.92m x 2.92m)

Carpeted single bedroom currently utilised as an office with wall mounted shelving. Wood double glazing window to front aspect, TV point and radiator.

Bathroom

7' 5" x 5' 4" (2.26m x 1.63m)

Consisting of a three piece suite comprising; wash hand basin, WC, panel bath with mains shower over. Wall mounted mirror with inset lighting, wall mounted heated towel rail and shaver point. Part tiled walls and extractor fan. Obscured wood double glazed window to side aspect.



GARDEN

Located at the head of the cul-de-sac, the front of the property features a brick paved driveway providing off road parking for two cars along with access to the garage. A paved path leads to the canopied front patio which leads into the property. The front garden consists of a number of established flower beds and shrubs along with front and side lawned areas. The paved pathway wraps around the property on both sides until you reach the sizeable rear garden, which is mostly laid to lawn with a paved patio and border flowerbeds.

SINGLE GARAGE

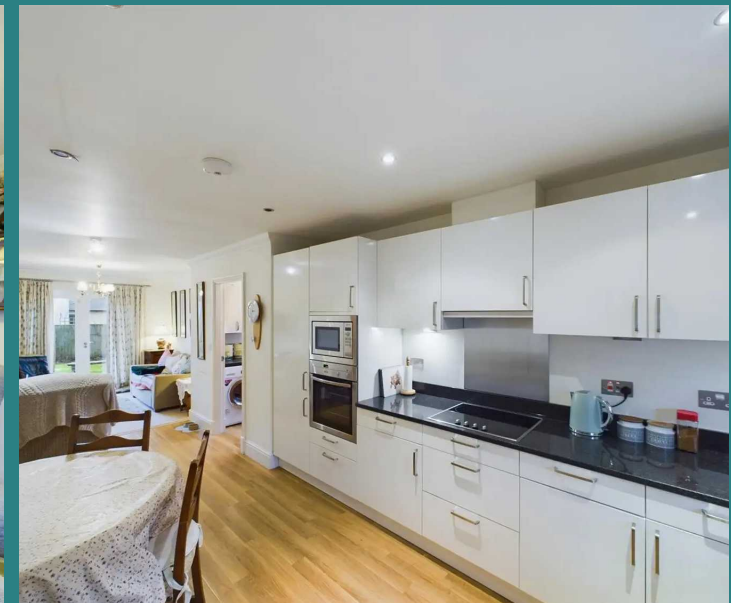
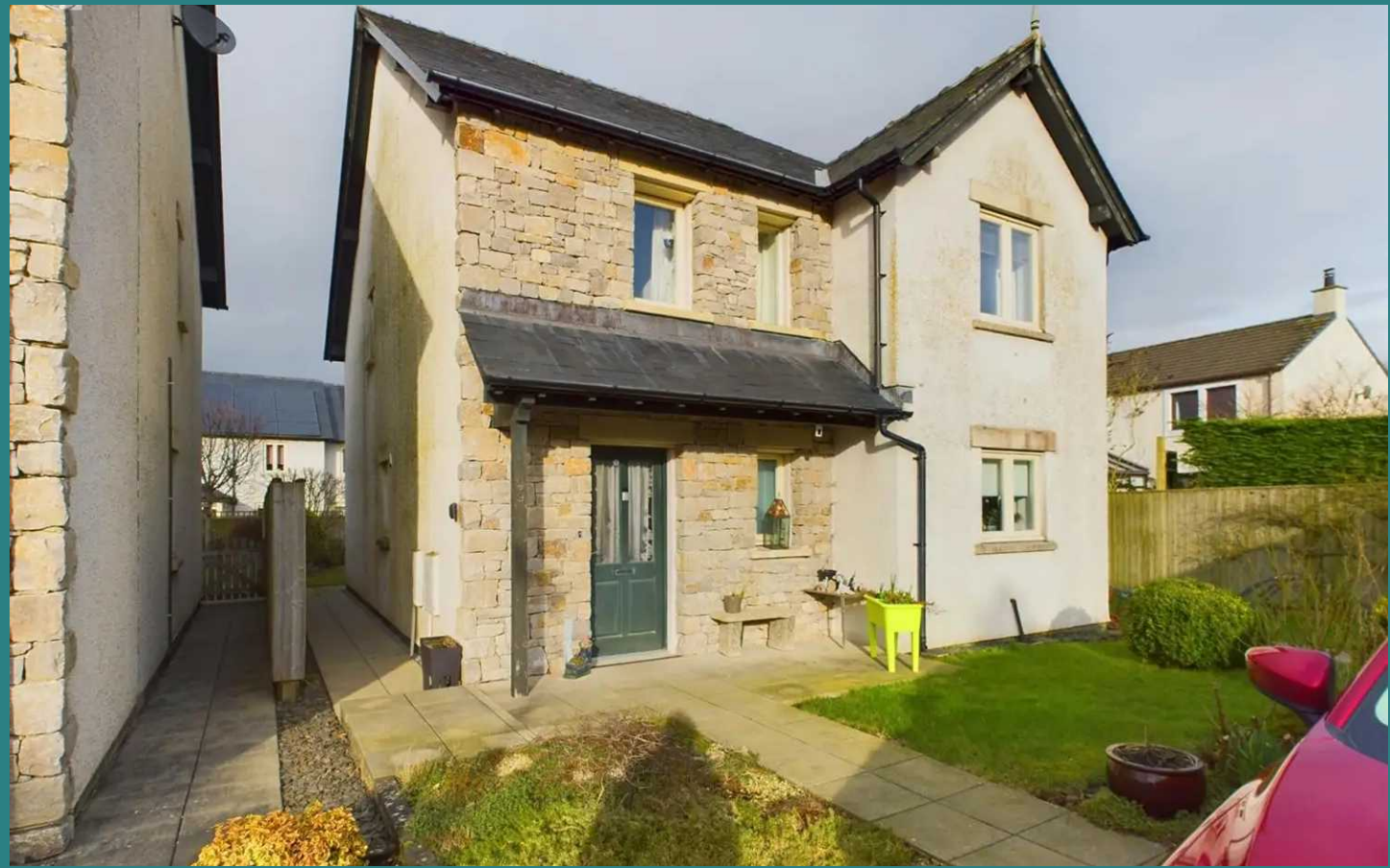
Electric up and over door, with power, lighting and built in shelving.

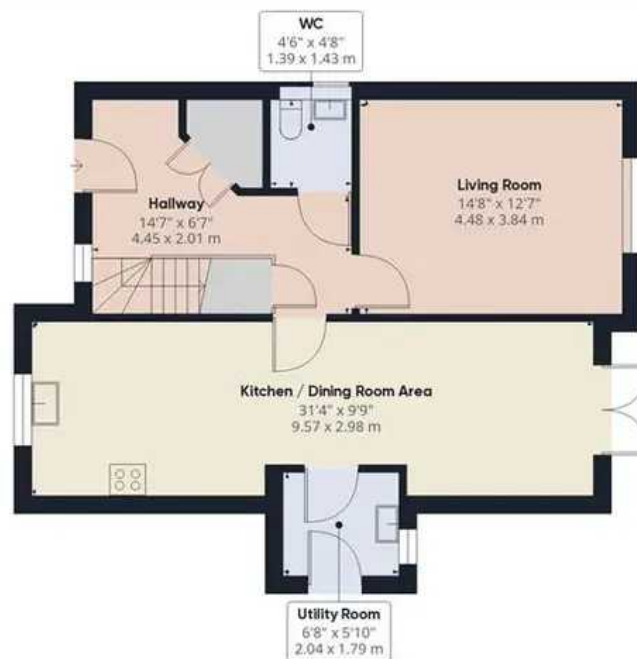
SERVICES

Electric, gas, mains water and drainage, water meter, broadband (FFTC)

DIRECTIONS

On entering the village take the Sedgwick Road and the small development of Rowan Gardens is then found on your left hand side just before St Marks Fold. Number 9 is located in the far left hand corner of the second cul-de-sac of the development.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

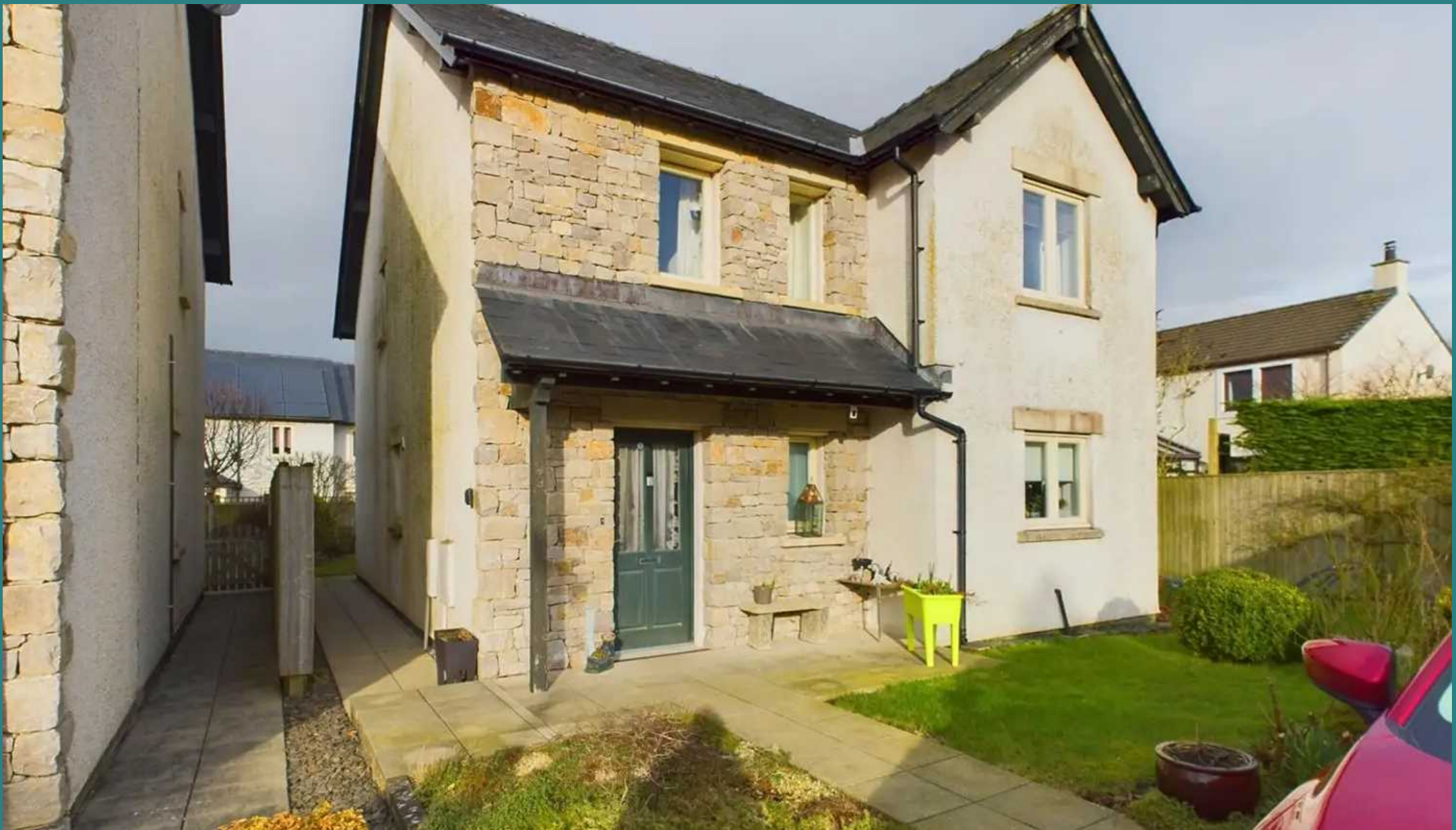
1313.27 ft²

122.01 m²

(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.

GIRAFFE 360



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