



Kendal

£450,000

26 Applerigg, Kendal, Cumbria, LA9 6EA

This spacious 4 bedroom detached family home offers well balanced accommodation set within good size plot. Offering a sizeable Lounge, recently fitted state of the art kitchen with integrated Bosch appliances, stunning replacement bathroom and garage. Fitted with gas central heating, UPVC double glazing throughout and stylish neutral décor, this is a very appealing property ideal for those wishing to upsize to a well presented, distinctive home.

Positioned in a popular and sought after cul de sac with glimpses of Benson Knott and easily managed garden to the rear. Located only a short stroll into town this is both conveniently located for amenities, Kendal bypass, M6 motorway and The Lakes.

Quick Overview

- 4 bedroom detached house
- Contemporary kitchen with integrated appliances
- Stunning shower room
- Downstairs Cloakroom
- Neutral décor throughout
- Attached garage, gardens front & rear
- Gas central heating & UPVC double glazing
- Ample off road parking
- Sought after cul de sac
- Fibres & Open Reach Broadband available



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Fibres &
Open Reach
available



Off Road Parking
for Several
Vehicles

Property Reference: K6824



Entrance Hall



Cloakroom



Lounge



Lounge

Location Leaving Kendal on the Burnside Road, proceed under the railway bridge and take the next turning left into the Briarigg development. Take an immediate left into Applerigg. Proceed toward the head of this quiet cul-de-sac and the property can be found on the right hand side.

Property Overview Step into this spacious 4-bedroom detached family home, exuding elegance and offering a well-balanced layout on a generous plot.

Stepping into the entrance hall you will be greeted by attractive Moduleo, herringbone design flooring which runs through to the kitchen dining space. Vertical radiator and open spindled staircase to first floor, UPVC double glazed window to side. From here you can access a convenient ground floor cloakroom with vanity wash hand basin and WC. The sizeable lounge offers a lovely open aspect from the UPVC double glazed window which draws in excellent natural light and there is a further window to the side. Doors from the hall and lounge lead into the kitchen/dining room with recently upgraded, contemporary kitchen provided and fitted by reputable Atlantis Kitchens. Featuring range of coloured wall and base units with marble worksurface incorporating upstands and undercounter sink with mixer tap, integrated Bosch appliances include double oven and grill, dishwasher, fridge freezer, 4 ring induction hob and stainless steel extractor canopy over. Dimmer switches operate downlighters, USB sockets are fitted throughout and the combi gas fired boiler is concealed. This room doubles as a kitchen diner and family room and has UPVC patio doors leading out to the pleasant garden - ideal for bringing the outdoors in!

At first floor level there is access to a partially boarded loft and access to the four bedrooms and family shower room. Bedroom One being well proportioned enjoys recessed storage with hanging rails and shelving. There is a rear aspect from UPVC double glazed window and to the front a similar size room with excellent far reaching views across to Benson Knott and the Howgills. Bedroom Three boasts good dimensions and also enjoys similar views to Bedroom Two and the final bedroom is very multi functional and would lend itself perfectly as a study, hobbies room, nursery etc. Adjacent is a stunning shower room which boasts a large glazed walk in shower cubicle with rainwater chrome shower, close coupled WC, vanity wash hand basin. There is attractive tiling to walls and mosaic style tiles to floor, downlighters, extraction and vertical heated towel rail.

Outside, there is a generous lawned garden to front, adjacent tarmaced driveway offering parking for several vehicles. The garage has up and over door, meters and rear window. The property offers gated access to both sides into the rear south west facing garden which is level and mainly laid to lawn with good size patio areas for all important relaxing and entertaining!



Kitchen



Dining area



Family area



Bedroom One



Bedroom One



Bedroom Two

Enjoy the tranquillity of the surroundings while being just a short stroll away from town amenities and transport links.

Schedule a viewing today and step into a world of timeless elegance and modern comfort.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

14' 9" x 14' 4" (4.52m x 4.39m) into bay

Kitchen Dining Room 24' 4" x 11' 5" (7.42m x 3.48m) max

First Floor Landing

Bedroom One

11' 10" x 11' 3" (3.63m x 3.45m)

Bedroom Two

10' 7" x 10' 2" (3.25m x 3.10m)

Bedroom Three

10' 2" x 9' 1" (3.12m x 2.79m)

Bedroom Four

9' 1" x 6' 5" (2.77m x 1.98m)

Bathroom

Garage 18' 4" x 8' 11" (5.59m x 2.72m)

Outside Lawned garden to front, adjacent off road parking and further enclosed south west facing rear garden with lawn and patio areas.



Bedroom Two



Bedroom Three



Shower Room



Bedroom 4/Study

Services Mains electricity, mains gas, mains water and mains drainage.

Council Tax Westmorland & Furness Council - Band E

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words ///reply.lyricism.goodness



Rear Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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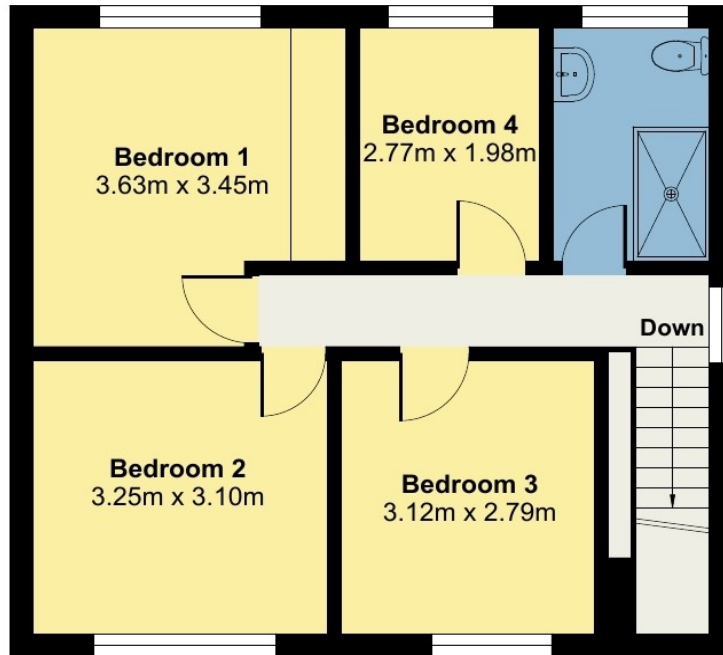
Applerigg, Kendal, LA9

Approximate Area = 1116 sq ft / 103.7 sq m

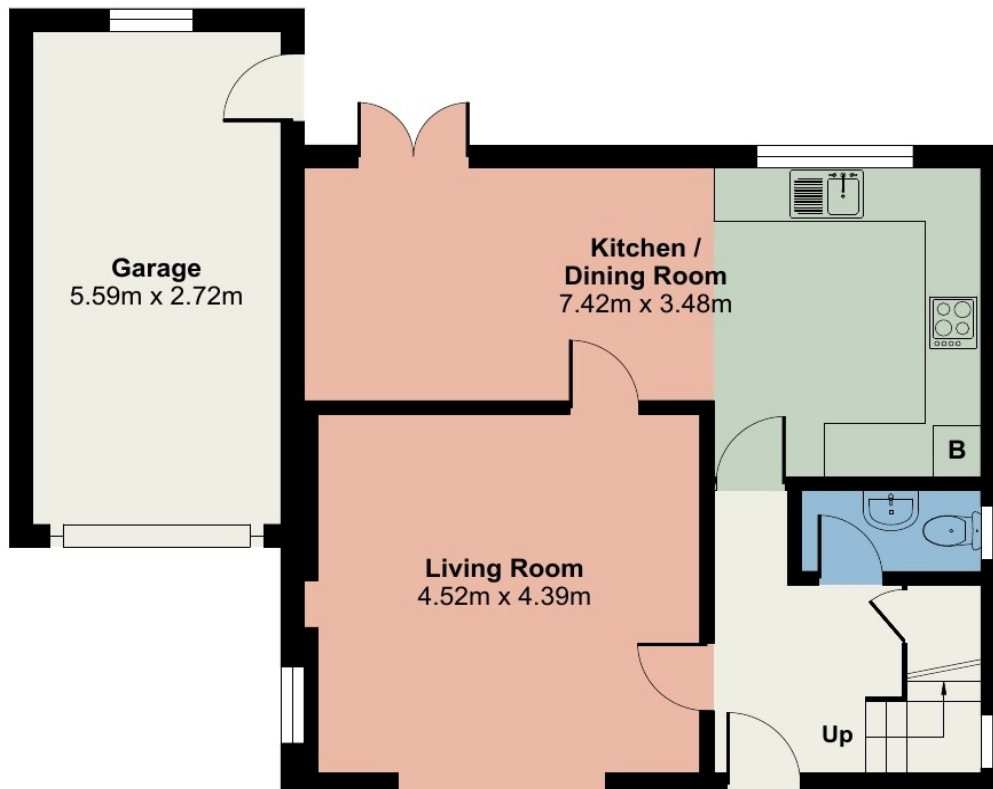
Garage = 165 sq ft / 15.3 sq m

Total = 1281 sq ft / 119 sq m

For identification only - Not to scale



FIRST FLOOR



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