

Kendal

£800,000

Woodcroft, 1 Broom Close, Kendal, Cumbria, LA9 6BN

Woodcroft is a beautifully maintained detached property, lovingly cared for by its original owner since it was built by the former local builder, Russell Armer. Nestled in a quiet cul-de-sac on Broom Close, just off Sedbergh Road, this sought-after home offers well-proportioned accommodation throughout. The ground floor features an entrance porch, a welcoming hallway, a cloakroom, a spacious lounge, a separate dining room, a well-equipped kitchen, a utility room and a study.

Upstairs, the property boasts four good-sized double bedrooms, with the main bedroom featuring an en-suite shower room, alongside a family bathroom. The exterior is equally appealing, with a large garage and ample driveway parking. The front and rear gardens provide lovely outdoor spaces, complemented by a private woodland area, perfect for nature lovers. Additionally, the home benefits from access to a communal woodland area with a charming pond. Early viewing is highly recommended to appreciate this exception.

Quick Overview

- Large detached family home
- Bright lounge, dining room & study
- Kitchen with adjoining utility room
- Four double bedrooms
- En-suite shower room & family bathroom
- Situated on a sizeable plot
- Front and rear gardens and private woodland
- Large garage with ample off road parking
- No upward chain
- Fibrus & Openreach broadband available



4



1



2



TBC



Fibrus &
Openreach



Fibrus &
Openreach

Property Reference: K6960



Entrance porch



Hallway



Living Room



Dining Room

Property Overview: Broom Close is a quiet cul-de-sac situated just off Sedbergh Road in Kendal, a picturesque market town on the edge of the Lake District. The area offers a peaceful residential setting while being conveniently close to local amenities, schools and transport links including Kendal railway station for the Windermere line and with links to Oxenholme which is on the London to Glasgow West Coast main line from where you can be in London in under 3 hours.

As you pull into the driveway, the size of the home and the beautifully maintained front garden will immediately catch your eye. Upon entering through the front door into the entrance porch, you'll find access to the cloakroom, which features a vanity unit with a WC, washbasin, part-tiled walls, tiled flooring and a window.

Step into the inviting and spacious hallway, where a staircase gracefully ascends to the first floor and includes a practical storage cupboard. From here, you have seamless access to the living room, dining room, kitchen and study.

The living room offers generous space, enhanced by two windows and a patio door that opens directly onto the rear garden. A striking feature of this room is the open exposed brick fireplace, complete with a wooden mantel and a tiled hearth.

The kitchen is equipped with an array of wall, base, and drawer units, all topped with elegant granite work surfaces and featuring an inset sink with drainer, complemented by partially tiled walls. The kitchen appliances include a built-in double oven, a four-ring induction hob with a concealed extractor fan, as well as a fridge/freezer and dishwasher. A door provides access to the outside of the property, while another leads to the adjoining, practical utility room. This utility space features a wall unit housing the wall-mounted gas boiler, additional base units, a work surface with an inset stainless steel sink, plumbing for a washing machine, and space for a tumble dryer.

Heading into the dining room with window to side and a patio door offering views and direct access to the rear garden.

Completing the ground floor is the study, which offers a pleasant aspect to the front of the property.

Ascending to the first-floor landing, you'll find access to the loft and an airing cupboard that houses the hot water cylinder. There is access to the four well appointed bedrooms and house bathroom.

Bedroom One is a spacious double room with a front aspect. The bedroom features an en-suite shower room complete with a stylish shower cubicle with wall panelling, a vanity unit with WC and wash hand basin. The space is beautifully finished with tiled walls and floor, complemented by a window for natural light.

Bedroom two is a well-sized double room with dual aspect views to the front and rear, featuring two fitted wardrobes and a matching dressing table with drawers. Bedroom three is a comfortable double room with a peaceful rear aspect. Bedroom four offers a double room with a fitted wardrobe, matching dressing table and a rear aspect.

The house bathroom features a five-piece suite including; a panel bath, corner shower cubicle, WC, wash hand basin, and bidet. It is elegantly finished with tiled walls and floor, complemented by downlights and a window.

Completing the picture is the enchanting outdoor space. To the front, a charming lawned garden features a path leading into private woodlands, offering a serene escape. The driveway provides ample off-road parking alongside a large detached garage. Adjacent to the garage is an enclosed



Living Room



Kitchen



Landing



Bedroom Two



Bedroom Four



Bathroom

yard with a timber shed, and a gate that opens into the rear garden. This rear garden boasts a spacious lawn, mature flower borders, and a patio area, with another gate leading into the private woodland. The woodland path gracefully wraps around the front and rear gardens, filled with mature trees and plants, and includes a tranquil bench area for peaceful retreats. Additionally, the property boasts two woodland areas with its five neighbouring homes. Between numbers four and five, a path leads into the communal woodland, while a second communal woodland, sits at the front of the cul-de-sac and features a picturesque pond brimming with wildlife.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Cloakroom

Entrance Hallway

Living Room

20' 0" x 13' 1" (6.10m x 4.00m)

Dining Room

11' 9" x 10' 9" (3.60m x 3.30m)

Kitchen

14' 5" x 12' 1" (4.40m x 3.70m)

Utility Room

7' 6" x 5' 10" (2.30m x 1.80m)

Study

8' 2" x 7' 2" (2.50m x 2.20m)

First Floor

Landing

Bedroom One

14' 1" x 11' 9" (4.30m x 3.60m)

Ensuite Shower Room

Bedroom Two

18' 0" x 10' 9" (5.50m x 3.30m)

Bedroom Three

15' 1" x 8' 9" (4.60m x 2.68m)

Bedroom Four

11' 5" x 8' 10" (3.50m x 2.70m)

Bathroom

Parking: Off road parking for several cars

Detached Garage: Up and over electric door. Power and light.

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

Council Tax: Westmorland & Furness Council - Band G



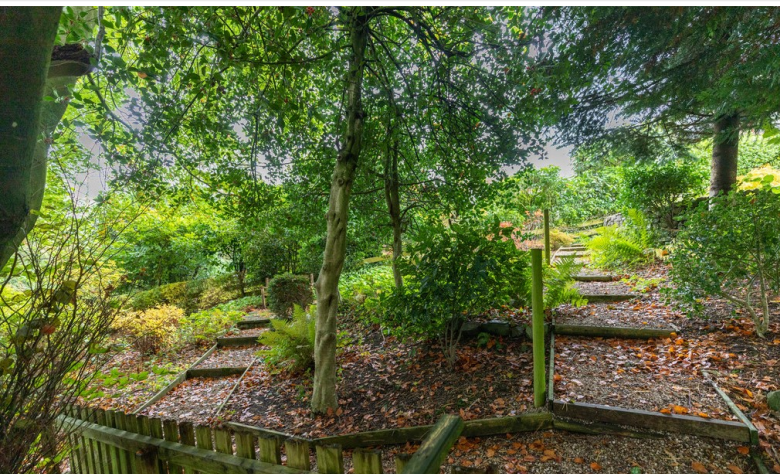
Bedroom 1



En suite Shower Room



Rear garden



Private Woodland



Elevated external

Tenure: Freehold - Broom Close management committee is governed by one of the residents and requires an annual fee of £400 per house. These funds contribute to the maintenance of the woodland area that all the properties own shares in, up keep of the communal areas such as grass verges and the pond. If any interested parties have further enquiries with relation to this, we do hold contact information for the Chairman.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words Location & Directions: [///hang.jacket.yards](http://hang.jacket.yards)

From Kendal Town Centre, proceed along Castle Street passing under the railway bridge and continuing into Sedbergh Road. Take the turning left onto Old Sedbergh Road just past the allotments and proceed up the road and take the fifth left hand turning into Broom Close and number 1 can be found immediately on left hand side.

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

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event

Meet the Team

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Viewings available 7 days a week
including evenings with our
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Call **01539 729711** or request
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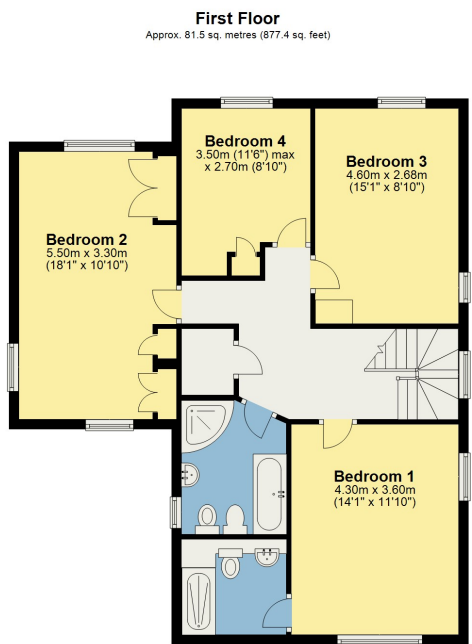
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"Double Click Text To Insert Floor Plan"



Total area: approx. 208.7 sq. metres (2246.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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