



**HACKNEY
& LEIGH**

Kendal

£335,000

23 Chestnut Crescent, Kendal, Cumbria, LA9 5FW

Welcome to this beautifully presented 3-bedroom home located on the Brigsteer Rise development, on the outskirts of Kendal. Perfectly positioned, the property offers a peaceful setting surrounded by scenic Lakeland walks, including the nearby Scout Scar, while still being just 0.8 miles from the historic town centre. With convenient access to local schools, supermarkets and amenities, as well as easy links to the M6 motorway and Oxenholme mainline train station, this home perfectly combines the best of both peaceful living and urban convenience.

Quick Overview

- End - terraced home
- Three generously sized bedrooms
- Dual aspect living areas
- Modern dining kitchen
- Quiet residential location
- Close proximity to local amenities
- Well presented throughout
- Landscaped rear garden
- Driveway parking
- Ultrafast broadband available



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MANUALLY



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MANUALLY

Property Reference: K7183



Entrance Hall



Living Room



Downstairs WC



Dining Kitchen

Set on a generous corner plot, the property features a block-paved driveway providing off-road parking for two vehicles. The rear garden is beautifully landscaped, bordered by original stone walling and incorporating raised beds, a wildlife pond, mature planting and fruit trees; creating a tranquil and low-maintenance outdoor space ideal for relaxation and enjoyment. A lawned area wraps around the side of the property and forms part of the title for Number 23.

Inside, you are welcomed by a spacious hallway with an oak-topped banister leading up the stairs to the first floor landing and a practical understairs storage cupboard. The living room enjoys a dual aspect, flooding the room with natural light; creating a bright and welcoming space to relax. The stylish dining kitchen is finished to a high standard, with elegant navy wall and base units complemented by white premium silestone worktops. The kitchen is equipped with top-of-the-line integrated appliances, including a AEG oven and grill, four-ring induction hob, extractor, dishwasher, fridge freezer, washing machine/ dryer. Thoughtful additions to the internal base units ensure practical use of space, while patio doors lead from the kitchen to the rear garden, allowing for seamless indoor/outdoor living with ample room for dining. A convenient downstairs WC is located off the kitchen, featuring a wash hand basin, WC and a wall-mounted storage shelf unit. Plumbing is also in place should you wish to convert this space into a wet room.

On the first floor, you'll find three well-sized bedrooms and the house bathroom. The principle bedroom, located at the rear of the property, is a spacious double with built in storage cupboard and views over the garden and surrounding greenery. Bedroom two is positioned at the front of the home and enjoys a dual aspect, with the added benefit of a built-in wardrobe. Bedroom three is a single room, ideal for a child's bedroom, a home office or additional living space. The house bathroom is part tiled, featuring a vertical chrome towel radiator, panelled bath with overhead shower with glass screen, WC and wash hand basin.

The property is equipped with uPVC glazing throughout, ensuring comfort and energy efficiency and is designed for easy, low-maintenance living.

With its ideal location near Kendal's amenities, scenic countryside and excellent transport connections, this home offers a fantastic opportunity to enjoy a contemporary lifestyle in one of the area's most desirable settings. Contact us today to arrange a viewing!

Accommodation with approximate dimensions:

Entrance Hall

Living Room: 9' 11" x 14' 8" (3.03m x 4.48m)

Downstairs WC

Dining Kitchen 16' 7" x 11' 10" (5.08m x 3.61m)

Bedroom One: 9' 0" x 14' 0" (2.76m x 4.29m)

Bedroom Two: 10' 3" x 9' 1" (3.14m x 2.77m)

Bedroom Three: 7' 4" x 11' 9" (2.25m x 3.60m)

Bathroom



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom



Rear Garden

Property Information

Parking Driveway parking

Tenure Freehold - There is a management company for the development and an annual charge of £216 for maintenance of communal areas.

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

Council Tax Westmorland and Furness Council Tax Band: D

Energy Performance Certificate The full energy performance certificate is available on our website and in our offices.

Viewings Viewings strictly by appointment with Hackney & Leigh Kendal

What3Words & Directions [///keen.hidden.split](https://www.what3words.com/keen.hidden.split)

Leaving Kendal via Brigsteer Road, continue uphill, passing the turn for Underwood on your left hand side. Take the next left onto Brigsteer Rise, then a right onto Chestnut Crescent. Follow the road as it curves to the right and the property will be on your left, next to the footpath out onto Brigsteer Road.

Anti-Money Laundering Regulations 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 the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

A thought from the owner's It's a friendly, helpful neighbourhood with a mix of age ranges.

The back garden enjoys full sun nearly all day and as it's not overlooked, it's a very private space to sit and relax. Due to the house location near woodland and open countryside, a large variety of birds visit the garden daily.

As a newly built property, it is extremely well insulated ensuring low energy bills, something I haven't experienced in previous homes.



Rear Garden



Living Room



Living Room



Dining Kitchen

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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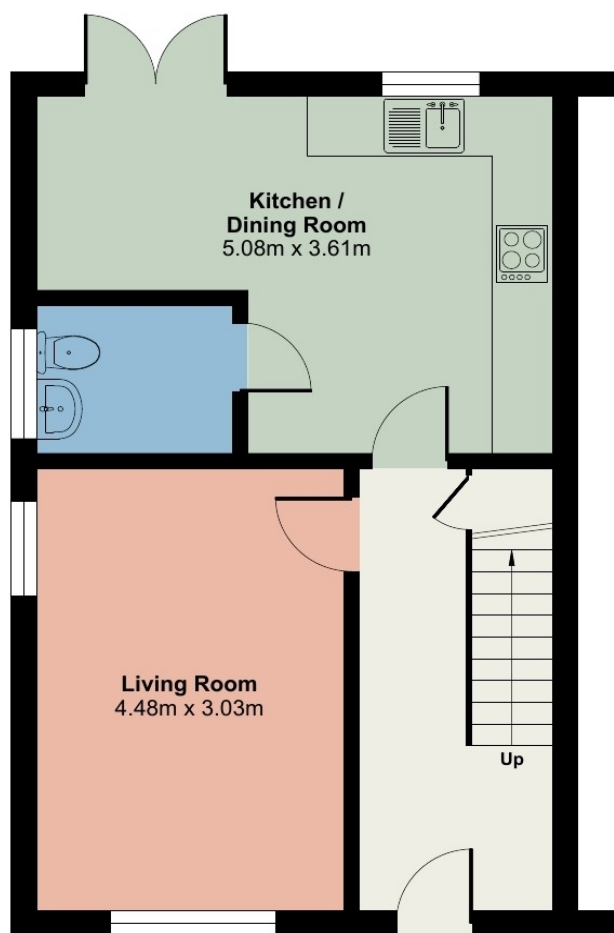
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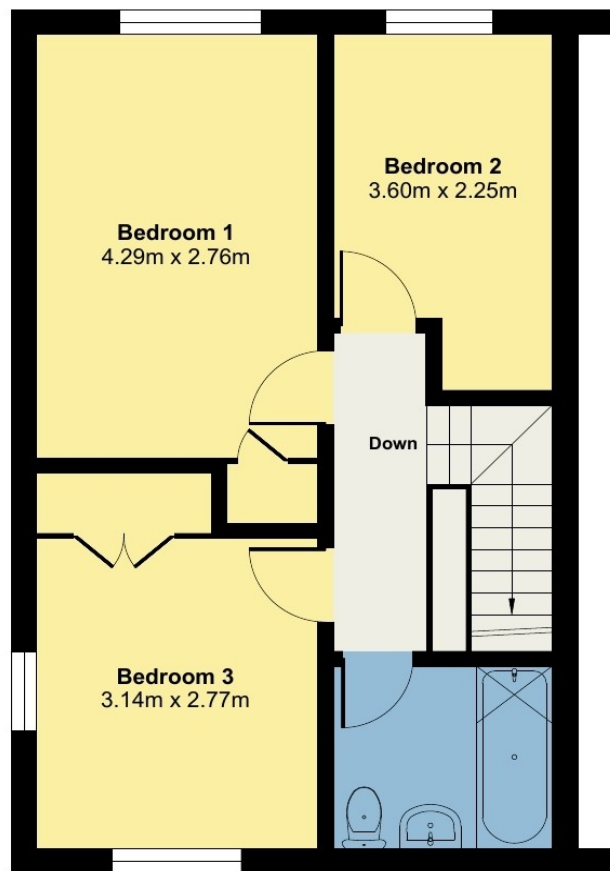
Chestnut Crescent, Kendal, LA9

Approximate Area = 902 sq ft / 83.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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Request a Viewing Online or Call 01539 729711