

11 HARDKNOTT GARDENS,
KENDAL
£495,000

ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383

 **ARNOLD
GREENWOOD**

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Four Bedroom Detached House on Hardknott Gardens. This impressive four-bedroom detached home offers spacious and comfortable living for the entire family. On the ground floor, you'll find a sitting room with patio doors, a separate dining room, a kitchen, a utility room, office and a convenient cloakroom. Upstairs, there's a family bathroom, four bedrooms and an ensuite shower room. Completing the picture is a double garage, driveway, wooden cabin and good-sized easy-to-manage private gardens. With easy access to the mainline railway station at Oxenholme and the M6 (Junction 36), Asda, Westmorland General Hospital and The Kendal Leisure centre. Both primary and secondary schools are close by. Early appointment to view is highly recommended.

ENTRANCE

At the front of the property, the composite door with glazed panels opens to the porch.

PORCH

4'11 x 3'0 (1.50m x 0.91m)

A timber door with a glazed panel opens to the hall.

HALL

10'3 x 7'10 (3.12m x 2.39m)

Doors open to the dining room, lounge, understairs storage area, kitchen, ground floor WC, and home office/reception room. There is a radiator and stairs rising to the first-floor landing.

DINING ROOM

11'1 x 9'0 (3.38m x 2.74m)

With a radiator and a uPVC double-glazed window to the front.

LOUNGE

18'1 x 11'0 (5.51m x 3.35m)

With an electric fire set in a marble effect fireplace with stone effect surround. There are two radiators and a uPVC double glazed bay window with a door opening to the rear garden.

STORAGE CUPBOARD

This is a good size storage space.

KITCHEN

15'9 x 8'2 (4.80m x 2.49m)

The kitchen has a range of fitted cream-coloured storage units with complementary Zenith Magna Slab Tech worktops, a 1 1/2-bowl composite sink, an integrated oven, a four-burner hob with an extractor fan, an integrated microwave, fridge, and a freezer. There is a door to the utility room, a modern radiator, a uPVC double-glazed window, and uPVC patio doors to the rear garden.

UTILITY ROOM

5'7 x 5'2 (1.70m x 1.57m)

With some fitted storage units and a contrasting worktop, a stainless steel sink, space with plumbing for a washing machine, a wall-mounted Vaillant boiler, a radiator, and a timber external door with glazed panel.

GROUND FLOOR W.C.

5'5 x 2'7 (1.65m x 0.79m)

The suite comprises a pedestal wash hand basin and a WC. There is a radiator and a uPVC double-glazed window with privacy glazing to the side.

HOME OFFICE/THIRD RECEPTION ROOM

9'4 x 7'3 (2.84m x 2.21m)

This room has a radiator and a uPVC double-glazed window to the front.

FIRST FLOOR LANDING

13'3 x 8'0 (4.04m x 2.44m)

Doors open to the bedrooms, airing cupboard, and bathroom. There is a hatch to the insulated loft space, a radiator, and a uPVC double-glazed window to the front.

BEDROOM ONE

11'8 x 11'3 (3.56m x 3.43m)

With built-in wardrobes with sliding doors, a radiator, a uPVC double-glazed window to the rear, and a door to the en-suite shower room.

EN-SUITE

6'11 x 4'2 (2.11m x 1.27m)

The suite comprises a shower cubicle with a bi-fold door, a pedestal wash hand basin, and a WC. There is a ladder radiator and a uPVC double-glazed window with privacy glazing.

BEDROOM TWO

11'1 x 8'4 (3.38m x 2.54m)

With a radiator and a uPVC double-glazed window to the front.

BEDROOM THREE

9'5 x 8'2 (2.87m x 2.49m)

With a radiator and a uPVC double-glazed window to the front.

BEDROOM FOUR

9'5 x 9'2 (2.87m x 2.79m)

With a built-in wardrobe, a radiator, and a uPVC double-glazed window to the rear.

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

The suite comprises a panel bath, a pedestal wash hand basin, a WC. There is a ladder radiator, and a uPVC double-glazed window with privacy glazing.

AIRING CUPBOARD

Housing the hot water cylinder.



EXTERNALLY

11'8 x 7'8 (3.56m x 2.34m)

To the front of the property is block paving, providing off-road parking and access to the double garage. An area of decorative pebbles, lawn and a paved path which could provide additional parking. There is a timber log cabin (11'8 x 7'8 : 3.56m x 2.34m) suitable for a variety of uses with a power and internet connection and a covered storage space leading to a workshop area.

A gate opens to the rear garden, which is mainly gravelled with stepping stone through and composite decked seating areas with a wind out canopy over one. There is a timber garden shed, a plastic garden store, a covered shelter that previously housed a hot tub, a barbecue space with power, a bike shed, a garden bar, a raised pond, and a second timber garden shed.

GARAGE

17'3 x 16'11 (5.26m x 5.16m)

With electric up and over doors, power and light and side access door.

SERVICES

Electric, gas, mains water and drainage.

ADDITIONAL INFORMATION

Cavity wall insulation.

Useful local links - Local authority -

<https://www.westmorlandandfurness.gov.uk/>

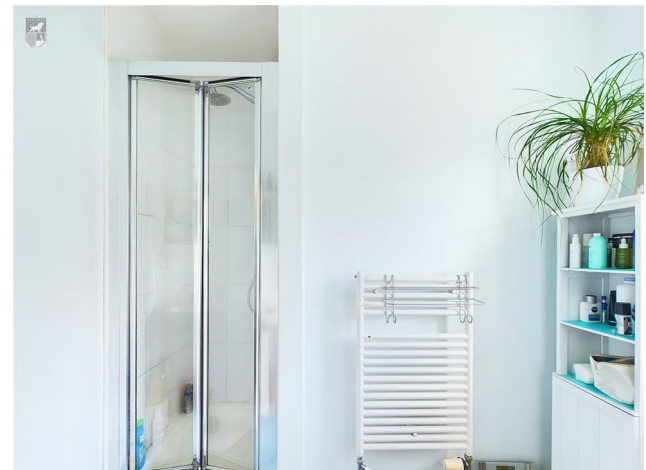
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

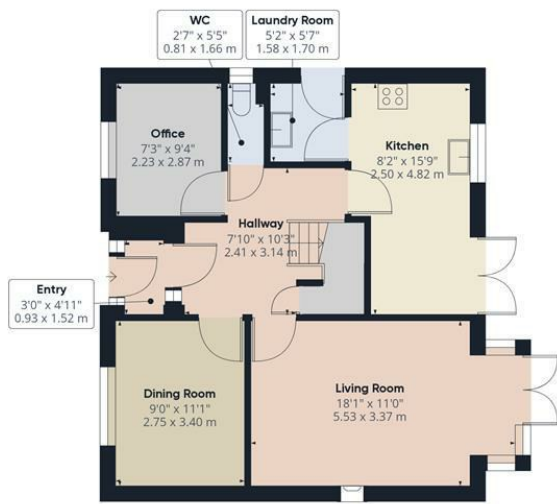
Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

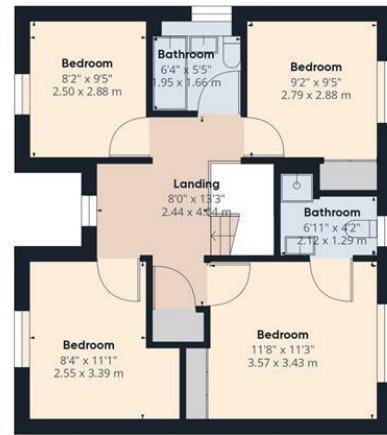
Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register - <https://planningregister.westmorlandandfurness.gov.uk>





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

DIRECTIONS

The property can be found by leaving Kendal on Burton Road, proceeding past the Kendal Leisure Centre, and at the traffic lights, taking the left turn onto Oxenholme Road. Follow the road up to the first roundabout and take the second turning onto Whinlatter Drive. Take the third left onto Hardknott Gardens, where No. 11 is set back from the main road, accessed by a block-paved road.

Council Tax Band - F Westmorland & Furness Council
 EPC - Current 75 Potential 84
 Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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