



1 Ruskin Close, Kendal – LA9 7LA

Kendal

£435,000

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Kendal, Cumbria

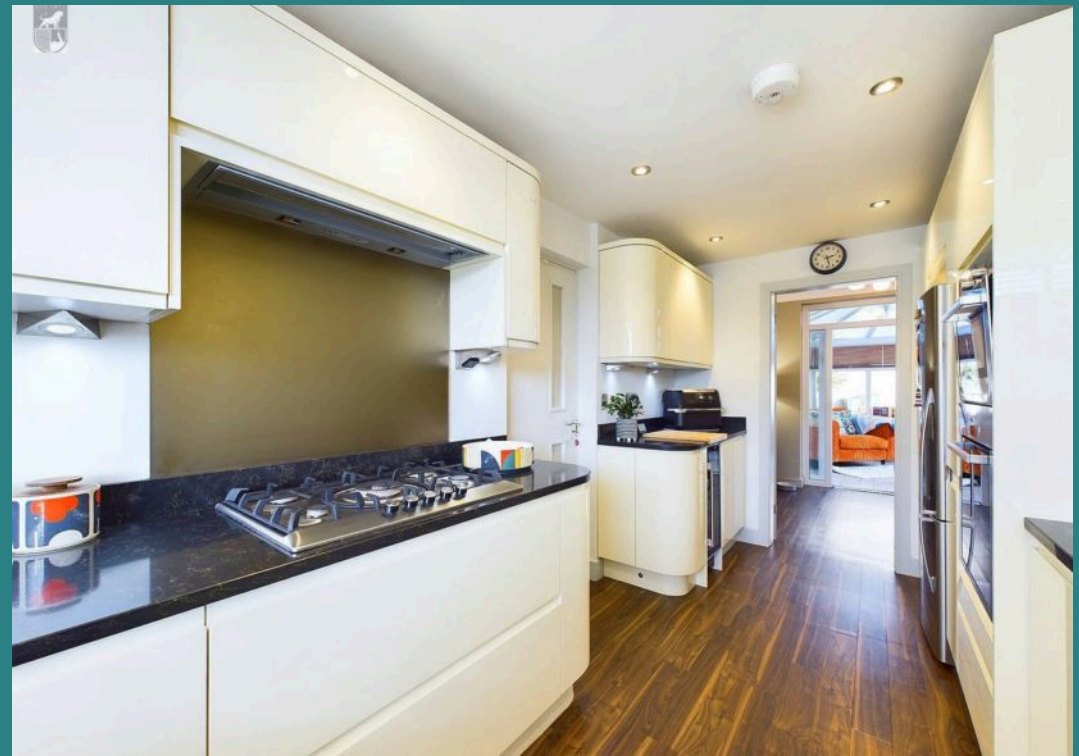
****An Exquisite 4 Bedroom Semi Detached House with a Self Contained Annexe****

Presenting a rare opportunity to own an exquisite 4 bedroom semi-detached house in a popular residential area, this property is a true gem. Boasting modern decor throughout, this elegant home offers a self-contained annexe, ideal for creating additional income from your property. The annexe features a studio space, living area, kitchenette, en-suite bathroom, and a bedroom, providing a comfortable and private living space.

The interior of the house is contemporary featuring an open-plan living and dining room that is ideal for both entertaining and relaxation. The high-end modern fitted kitchen comes equipped with inbuilt appliances, making meal preparation a breeze. Additionally, the property offers a sunroom with garden access, providing a tranquil space to unwind and enjoy the views of the surrounding area.

A total of four bedrooms, including an elegant master suite, offer ample space for the whole family. The contemporary family bathroom suite adds a touch of luxury to every-day living. Furthermore, the property is conveniently located close to amenities such as schools, national rail links, and the M6 motorway, making it a desirable location for families and commuters alike.





Entrance

7' 5" x 5' 6" (2.27m x 1.68m)

Modern decor, entrance doorway into the lounge, stairs up to the first-floor landing.

Living Room/Diner

7' 10" x 22' 6" (2.39m x 6.87m)

The living room has windows to the front and back aspect of the property, hard wearing Moduleo flooring. Open aspect into the dining room and fitted with handy under-stair storage.

Kitchen

15' 10" x 7' 9" (4.83m x 2.37m)

This kitchen has a range of different storage units with a complementary worktop. It comprises a Bosch oven and combi microwave, a five-ring gas hob, a stainless steel sink, space/plumbing for a fridge/freezer, and a built-in wine fridge. There is also a door that leads into the annex.

Annex

13' 7" x 8' 9" (4.15m x 2.67m)

This self-contained living accommodation has an open-plan living room/kitchen/bedroom, an en suite shower room, and patio doors that open to a seating area.

Sunroom

8' 11" x 11' 6" (2.73m x 3.51m)

This conservatory gains plenty of sun and has underfloor heating.

En-suite Shower Room

5' 0" x 8' 9" (1.52m x 2.66m)

This suite comprises a W.C., a wash hand basin, and a shower with a curved glass shower slide.





Laundry Room

3' 8" x 8' 9" (1.13m x 2.67m)

This room has space/plumbing for a washing machine/dryer, and you gain access through the rear garden.

First Floor Landing

7' 6" x 2' 5" (2.28m x 0.73m)

Doors open to three bedrooms and a family bathroom.

Bedroom One

17' 0" x 17' 10" (5.19m x 5.43m)

This generously sized bedroom has a built-in wardrobe, an en-suite shower room, and two windows to the front aspect of the property.

Bedroom Two

8' 4" x 11' 7" (2.54m x 3.53m)

A double bedroom with a built-in wardrobe and a window to the front of the property.

Bedroom Three

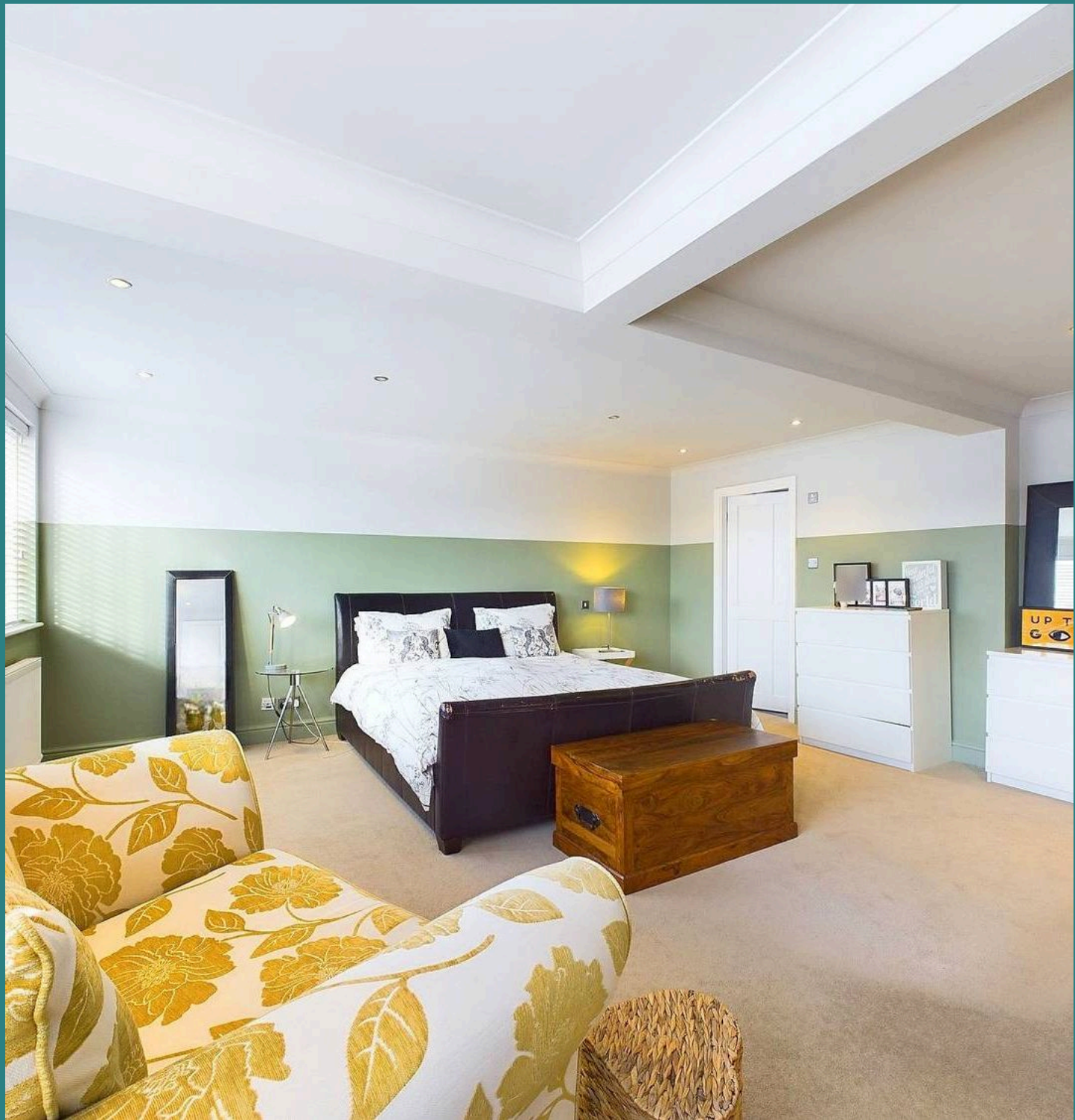
8' 4" x 9' 7" (2.55m x 2.93m)

This single bedroom has an in-built wardrobe and a window to the rear of the property.

Bathroom

6' 2" x 8' 2" (1.89m x 2.50m)

This suite comprises a shower over a bath with a glass screen, a wash hand basin, a W.C., a stainless steel ladder radiator, and a window with privacy glazing to the rear aspect.





GARDEN

The property boasts a front and rear garden, landscaped with established planting and paved for parking ease. The rear garden is private and self-contained with two terraces, perfect for outdoor dining and entertaining.

Driveway

4 Parking Spaces

EV charging

1 Parking Space

The opportunity to buy the EV charging kit.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor

Approximate total area⁽¹⁾

1426.77 ft²

132.55 m²



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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