



ARNOLD
GREENWOOD

11 Sunnyside, Kendal – LA9 7DJ

Kendal

Guide Price £450,000

11 Sunnyside

Kendal, Cumbria

Nestled in the heart of a sought-after location and boasting views over Fletcher Park with direct access to Kendal Castle, this charming Victorian three-bedroom mid-terrace home offers a rare opportunity to reside in a popular conservation area. The property is conveniently situated within a short walking distance to the town centre and local shops.

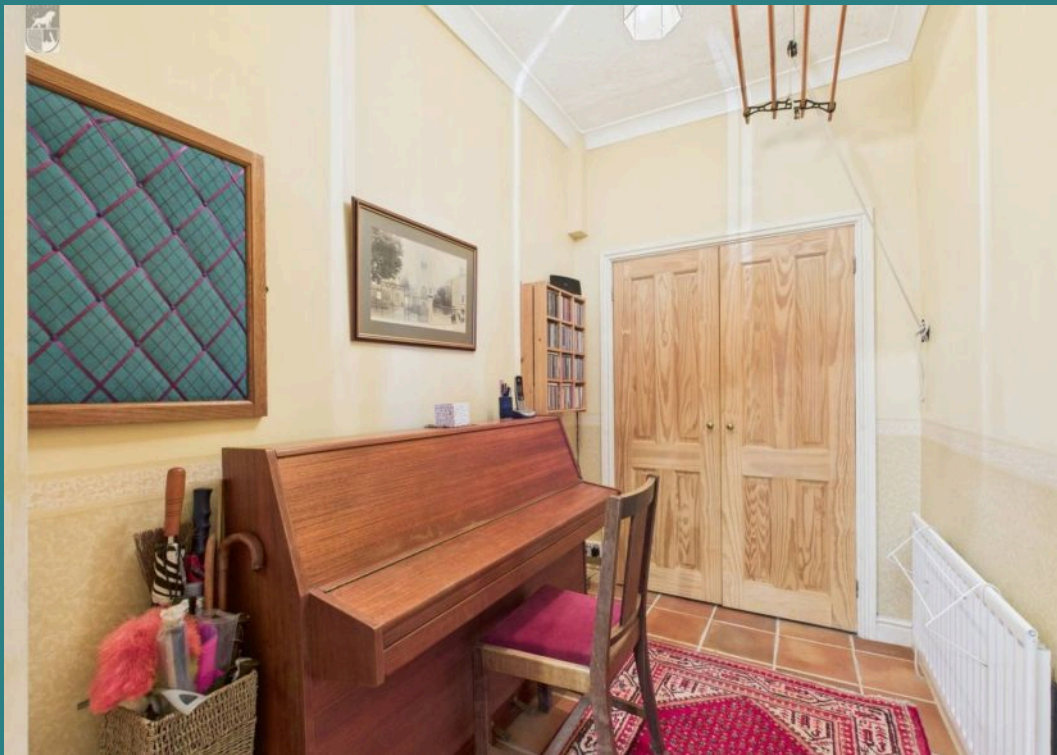
The ground floor boasts generous living space with an open-plan lounge/dining room, kitchen and small study area, upstairs features three well-appointed bedrooms and a family bathroom perfect for a growing family.

This property is a rare gem and not to be missed!

Council Tax band: D

Tenure: Freehold





Entrance Hall

6' 0" x 15' 2" (1.84m x 4.62m)

The entrance hall has an understairs cupboard, a door which leads to the open-plan dining room and stairs up to the first-floor landing.

Dining Room

10' 5" x 14' 1" (3.17m x 4.30m)

The dining room has a fireplace and a built-in bookcase, and a window to the rear.

Living Room

11' 1" x 15' 7" (3.39m x 4.74m)

The living room has a bay window which looks out onto Fletcher Park and a fireplace with a decorative surround.

Kitchen

7' 7" x 15' 3" (2.32m x 4.66m)

The kitchen has a range of fitted storage units with a complementary worktop. It comprises a stainless-steel sink, space/plumbing for a fridge/freezer and a dishwasher, a Ceran four-ring induction hob, a built-in Stoves oven with an extractor over it, room for a small dining table and a window and back-door access to the rear. This is also where the Potterton Kingfisher boiler is located.

Study

5' 9" x 8' 8" (1.74m x 2.63m)

This space has two storage cupboards. There is an arched walkthrough from this room to the kitchen.





First Floor Landing

3' 0" x 8' 6" (0.92m x 2.58m)

Doors open to three bedrooms and a bathroom.

This is also where you gain loft access.

Bedroom One

10' 1" x 13' 6" (3.07m x 4.12m)

This double room has a window to the front overlooking Fletcher Park.

Bedroom Two

9' 1" x 12' 8" (2.77m x 3.87m)

A double room with a window to the rear.

Bedroom Three

7' 1" x 8' 3" (2.17m x 2.51m)

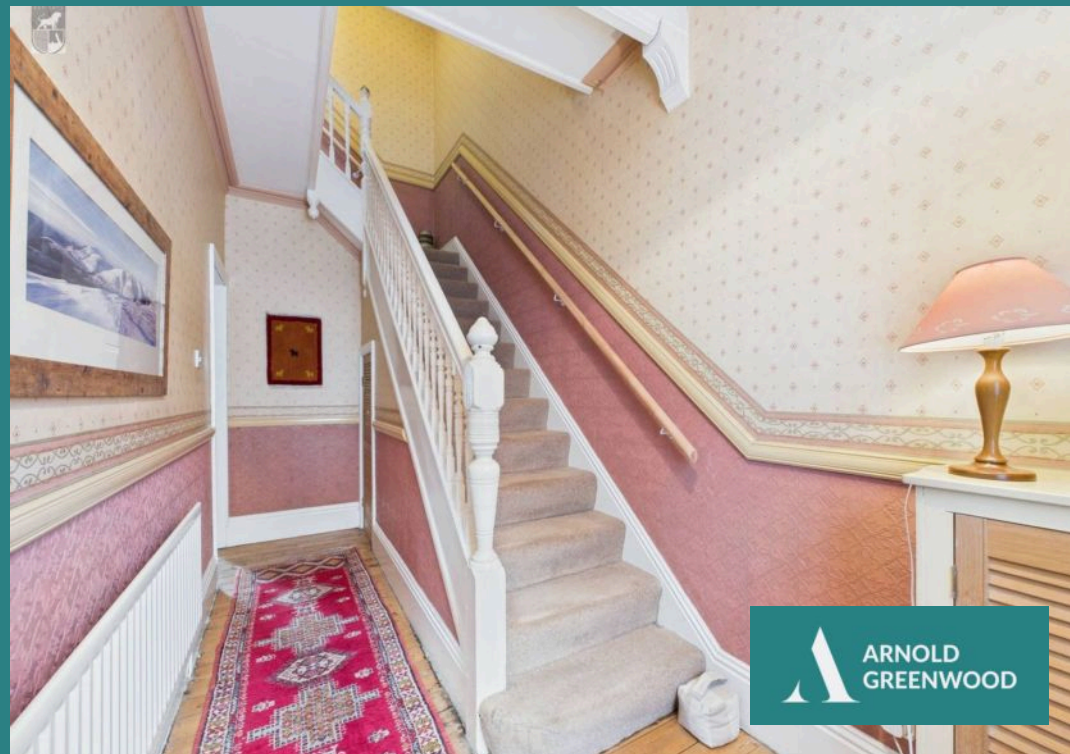
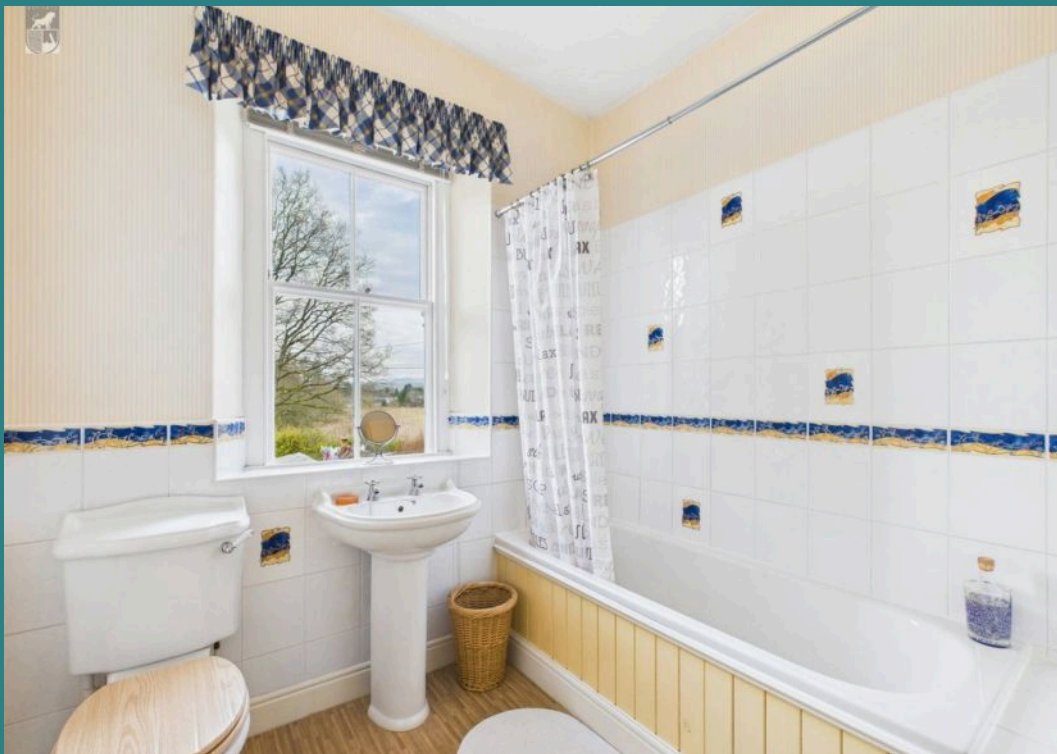
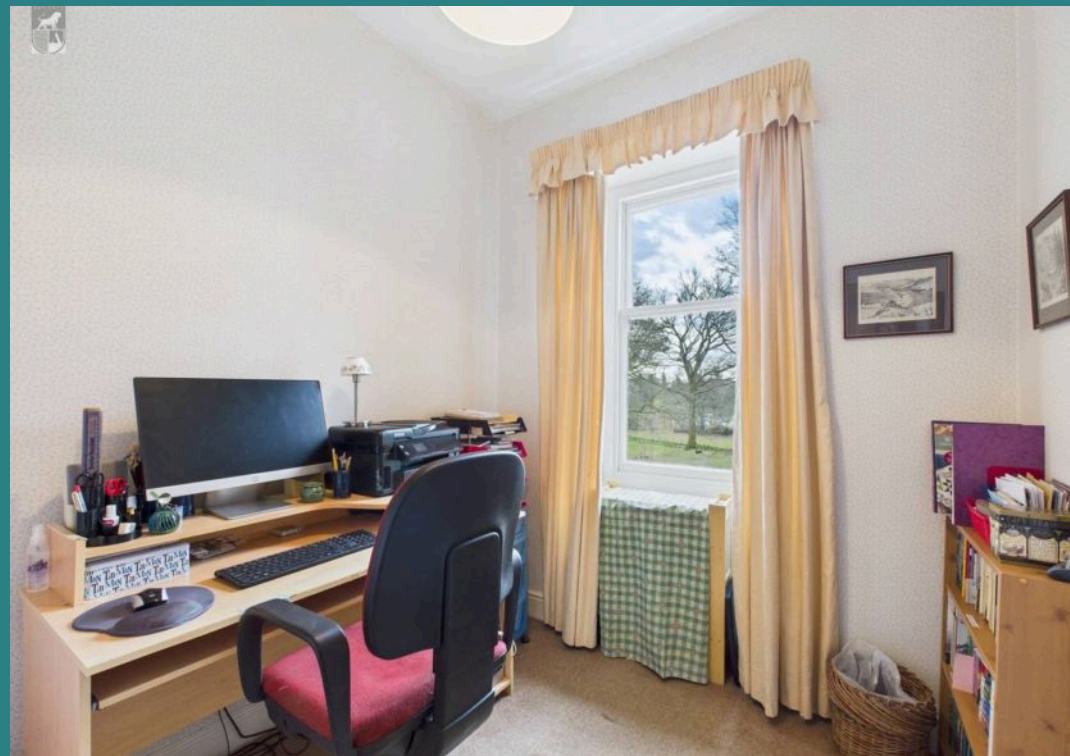
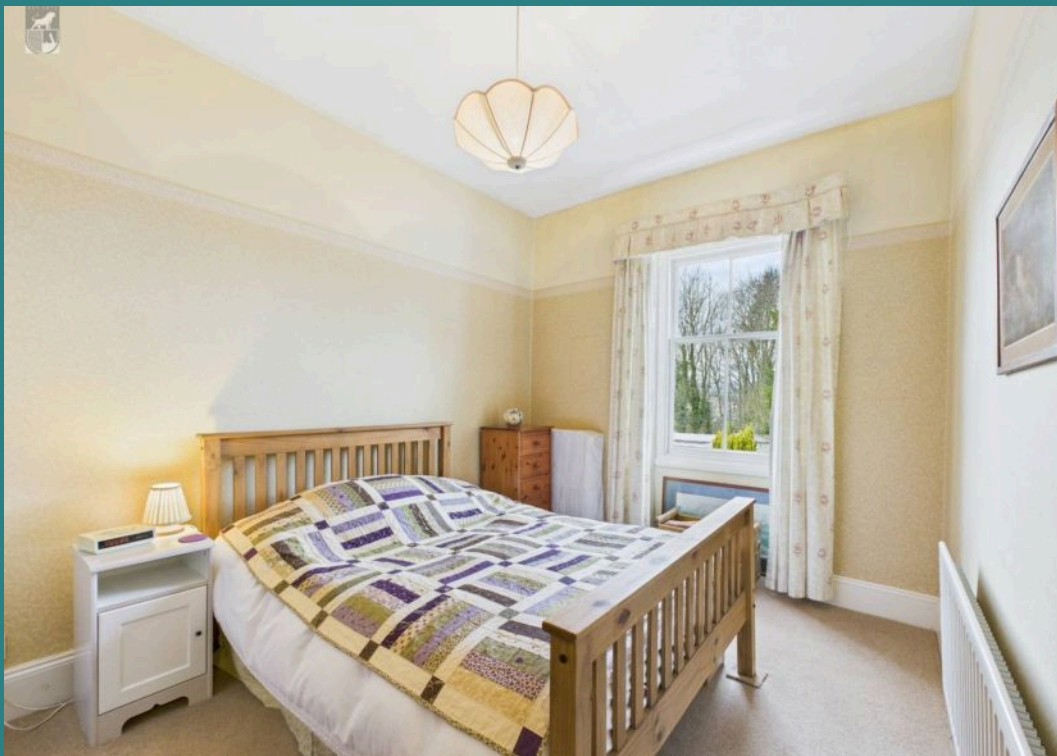
A single room with a window to the front.

Bathroom

7' 7" x 9' 0" (2.32m x 2.74m)

The bathroom comprises a W.C., a wash hand basin, a bath with a shower over it with a partially tiled surround, an airing cupboard and a window to the rear.





REAR GARDEN

You can gain access to the garden from the rear of the property or through the kitchen. There is a paved seating area, an outside tap, space for plants/shrubbery, and a gate which leads to the garage entrance and private lane access to Sunnyside.

FRONT GARDEN

Lawn and planted borders, views over Fletcher Park.

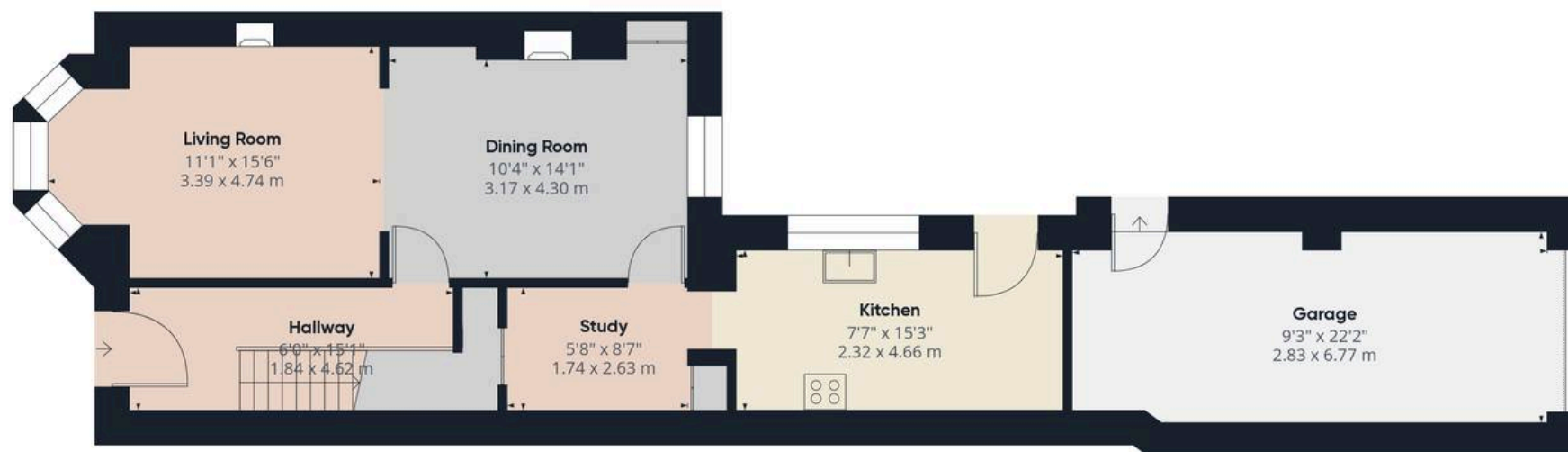
Garage

Single Garage

The garage has an up-and-over door, space for one car, power, lighting and a window with privacy glazing to the side aspect. You can also access the garage through a side door. 2.83m x 6.77m

ON STREET PARKING



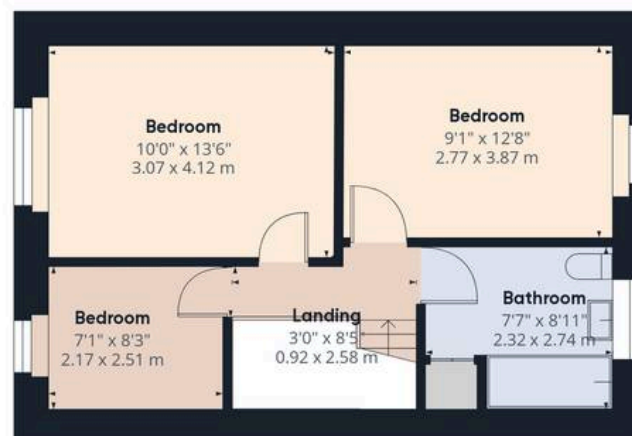


Ground Floor

Approximate total area⁽¹⁾

1210.3 ft²

112.44 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 RICS IPMS 3C.



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