



11 Bramble Close, Kendal – LA9 6FF

Kendal

£385,000

# 11 Bramble Close

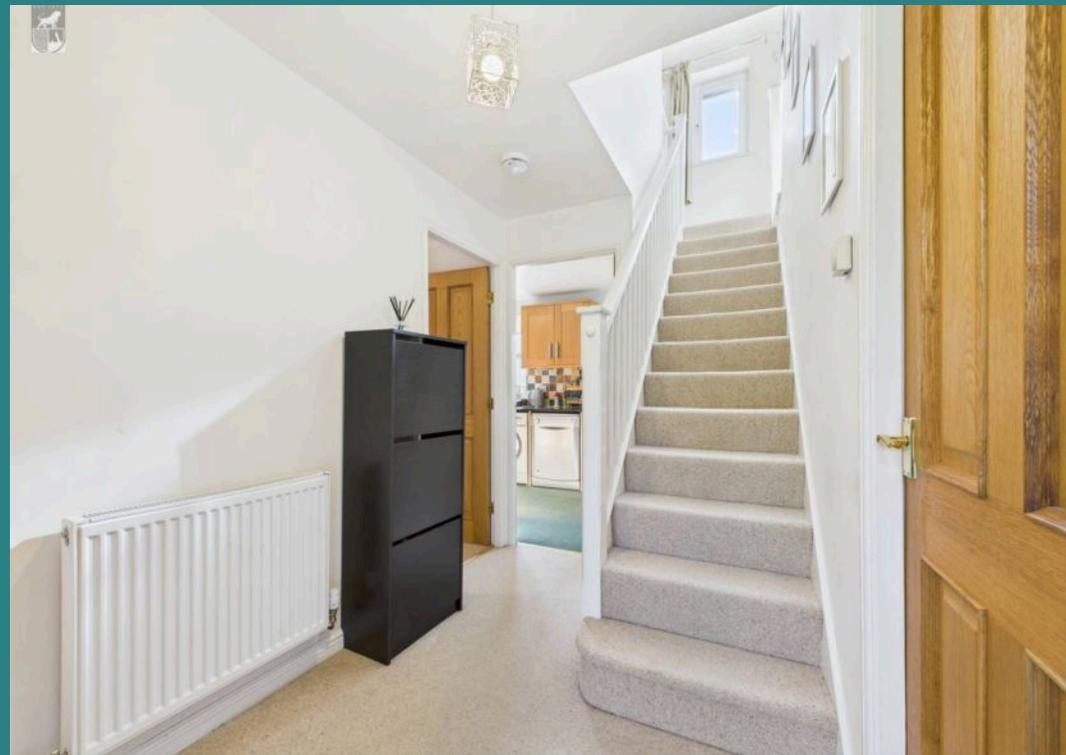
Kendal, Cumbria

Nestled at the head of a tranquil cul-de-sac in a popular residential area close to Kendal's amenities, this impressive 3-bedroom detached family home boasts a perfect blend of comfort and style. The interior features a well-appointed living room with a central fireplace and French doors leading to the generous sunroom, creating a seamless indoor-outdoor flow. The stylish kitchen is complete with granite worktops and a utility space, while a separate dining room provides ample space for entertaining. Upstairs, the property offers three bedrooms, including two double rooms and a single room with storage options, served by a family bathroom suite with a P-bath. The master bedroom benefits from an en-suite, with the convenience of an additional ground floor W.C. Throughout the property, oak style doors add a touch of elegance to the living spaces.

Outdoor enthusiasts will appreciate the property's inviting outside space, featuring a front lawn and driveway providing parking for two vehicles, plus the garage. The rear garden is a private oasis, fully enclosed with fencing and a gated entrance, offering a secure area for relaxation and play. Accessible from the sunroom, the garden is bordered by boundary hedging and showcases a paved terrace, central lawn, and a shed for additional storage. The garage adds further convenience, whether utilised for parking or as a workshop.

- Head of cul-de-sac location
- Detached family home





### **Living Room**

15' 11" x 10' 1" (4.85m x 3.07m)

Front windows, focal fireplace, neutral decor.

French doors into the sunroom. TV points.

### **Kitchen**

7' 5" x 13' 0" (2.26m x 3.96m)

Fitted wooden style units, black granite worktops fitted with a concealed sink/drain and tiled splash-backs. Oven, gas hob and extractor fan with space for a fridge freezer, washing machine and dryer. Garden facing windows and under-stair cupboarded storage. T-style spot lighting and you will find ceramic tiled flooring covering under carpeted flooring.

### **Dining Room**

8' 2" x 10' 1" (2.49m x 3.07m)

Separate dining room benefitting from neutral decor and carpets. T-bar spot lighting, front facing windows and a BT telephone point. Ideal as additional family space or a home office.

### **W.C**

8' 2" x 10' 1" (2.49m x 3.07m)

Neutral decor, front facing porthole style window. W.C and handbasin.

### **Sun Room**

9' 7" x 16' 11" (2.92m x 5.16m)

French door access from the lounge, single door access to the kitchen and the garden with wood style flooring and fitted blinds.





### **Bedroom One**

8' 10" x 13' 0" (2.69m x 3.96m)

Dual aspect windows and neutral decor. Space for storage with access to an en-suite.

### **Bedroom Two**

8' 10" x 13' 0" (2.69m x 3.96m)

Neutral decor with grey carpets. Double in size with front facing views, space for storage and over-stair cupboard housing the water storage tank.

### **Bedroom Three**

6' 9" x 7' 1" (2.06m x 2.16m)

Single room with space for storage and a pleasant outlook.

### **Bathroom**

6' 10" x 5' 8" (2.08m x 1.73m)

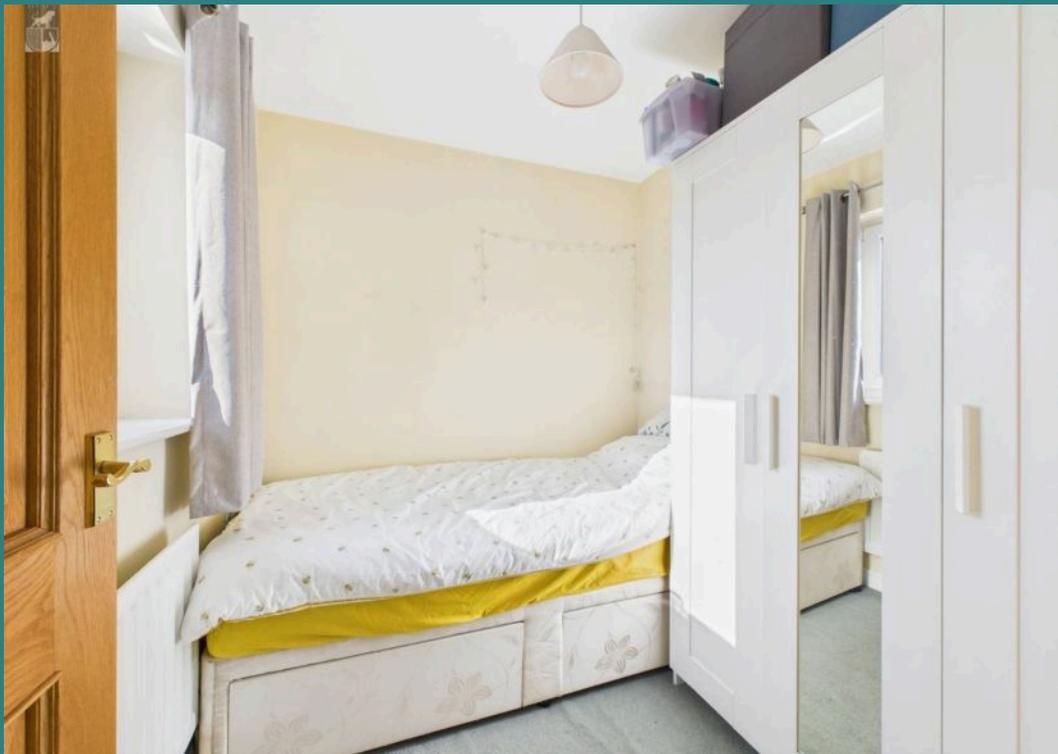
Three piece family bathroom suite. P-Bath, fitted with a shower above inclusive of a glass shower screen. Tiled white walls with a mosaic border, hand basin and a W.C. Tiled slate style flooring, rear obscured window, panelled ceiling and spot lighting.

### **En-Suite**

6' 10" x 4' 4" (2.08m x 1.32m)

Tiled white walls with a mosaic border, shower cubicle, hand basin and a W.C. Tiled slate style flooring, side facing obscured window, panelled ceiling and spot lighting.





## GARDEN

Front and back gardens. The rear garden is private fully fenced and gated. Benefits from access from the sunroom and side gated access to the rear garden. Boundary hedging featuring a paved terrace and central lawn. To the front you will find a front lawn and pathway.

### Garage

Single Garage

Garage for storage or parking.

### Driveway

2 Parking Spaces

Driveway parking for two cars.

Don't miss the opportunity to make this charming property your own and enjoy a peaceful lifestyle in this desirable location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Approximate total area<sup>(1)</sup>

986.92 ft<sup>2</sup>

91.69 m<sup>2</sup>



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 are based on RICS IPMS 3C



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