



**Whinlatter Drive, Kendal**

LA9 7HE

**Offers In The Region  
Of £695,000**



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EXCLUSIVE



# Whinlatter Drive, Kendal

## DESCRIPTION

This exclusive property is tucked away at the head of a cul-de-sac, from the popular address of Oxenholme Road Kendal. Offering six bedrooms, two ensuites and a spectacular bathroom with jacuzzi bath and the master suite being fitted with its own bath.

The living space is indulgent with the main formal living room being elegantly styled, with sliding door access to the garden and an impressive log burner being the focal point of the room. There's a gaming room and an immaculately presented kitchen with living space, offering a formal dining area within the sunroom, along with an lounge leading from the breakfast kitchen. Ideal for large families wanting space across three reception areas. Additional to the ground floor, this spacious L shaped property offers a guest room situated off the entry hall with its own shower room and a ground floor W.C and internal access to the garage with utility area.

Outside the property you will find parking for four cars plus the garage. The rear garden is a fantastic space for families having recently being landscaped, including a lawn and four slate stoned terraces to enjoy outside living and alfresco dining.

Whinlatter Drive is immaculately presented throughout and ready for its new owners to enjoy a high specification lifestyle within a convenient location. South of Kendal town, within 15 minutes walk to the centre. Close to supermarkets, schools, the mainline train station at Oxenholme and a short drive away from the Lake District National Park.



# ROOMS

## Property information

The property benefits from gas combination central heating, double glazing and mains drainage.

## Living room

16'5" x 13'2"

Neutral décor and carpets. Large front facing windows, integrated log burner, media wall with TV lighting. Pendant lighting and wall lighting with dimmer switch. Sliding doors to the outside terrace.

## Gaming room

9'8" x 11'11"

Second family reception room. Large garden facing windows, neutral décor with contrasting feature wall. Feature radiator with pendant lighting and soft grey carpets.

## Kitchen / Living area

21'3" x 8'7"

Newly fitted grey shaker style units, with black handles. Quartz worktops with upstand and breakfast bar. Integrated black sink with quooker tap. Undercounter lighting and inbuilt range cooker with feature extractor above. Integrated wine cooler, fridge and dishwasher. Neutral décor, LED lighting and solid wood flooring, with family area leading to a cosy lounge and the sunroom.

## Sunroom

10'0" x 9'3"

The sunroom flows from the kitchen and provides a formal dining area. Fitted with solid wood floors, neutral décor, sky light windows, double doors to the garden and features an insulated roof with LED lighting.

## Utility / Kitchen

18'3" x 6'7"

A contemporary continuation of the kitchen. Fitted with handleless gloss units, slate style worktops, sink and drainer. Integrated combination microwave oven and

space for a large fridge freezer. Neutral décor, LED lighting with access to the garage, W.C and side terrace / outside store.

## W.C

Solid wood floors, half tiled walls. Fitted with a hand basin and W.C.

## Garage

9'2" x 16'8"

Garage / store area fitted with an electric door, power / light and a utility area.

## Bedroom three

11'1" x 9'5"

Located on the ground floor, providing the ideal space for guests to stay over, with access to their own shower room. The space offers modern fitted inbuilt units with feature lighting. Neutral décor and large front facing windows.

## Shower room

5'8" x 5'5"

Modern and contemporary shower room fitted with storage, quartz worktops and a inbuilt sink. Corner shower and W.C.

## Bedroom one

20'9" x 13'0"

This impressive bedroom offers a hotel feel, with its dual aspect windows and its very own 1800mm bath. You will find soft toned neutral décor, high pile carpets and a fitted vanity area, along with inbuilt wardrobes and feature lighting.

## Bedroom two

16'7" x 11'6"

Impressive dual aspect room with neutral toned décor, inbuilt wardrobes, feature lighting and high pile carpets. Access to an en-suite shower room.

## En-suite

6'11" x 6'3"

A generously spaced en-suite with corner shower, vanity sink and W.C.

## Bedroom four

9'11" x 11'9"

Garden views, neutral décor and carpets, fitted with inbuilt storage and feature lighting.

## Bedroom five

13'10" x 8'11"

Neutral décor and carpets, garden views, fitted with inbuilt storage and feature lighting.

## Bedroom six

10'9" x 6'10"

A small double room with neutral décor / carpets and front facing windows. Ideal as a bedroom or office space.

## Bathroom

13'5" x 6'4"

Superb and breathtakingly beautiful four piece bathroom suite. Full size jacuzzi bath with feature starlight ceiling lights above. His and hers vanity sinks, black fittings throughout, Carrera style marble tiling to the walls with contrasting floor tiles. Upper neutral décor with LED lighting. Double walk-in waterfall shower with recessed storage. Featured light mirror and fitted black feature radiator.

## Outside

The garden offers a range of seating areas from the side terrace, to the beautifully landscaped dual tiered terrace situated to the top of the garden, where you will find a hot tub, that is included within the sale. The garden is established with boundary planting, a lawn, there's wraparound access and even a pool table and outside store. To the front there's courtyard parking for four cars, plus the garage if you require.





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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
2241.45 ft<sup>2</sup>  
208.24 m<sup>2</sup>

**Reduced headroom**  
58.76 ft<sup>2</sup>  
5.46 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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