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## Sycamore Rise

Kendal, LA9 5FT

Guide Price £525,000



- Four Bed Detached Family Home
- Large Kitchen Living Area
- Utility and Ground Floor Cloakroom
- Family Bathroom
- Secure Rear Garden

- Located on Brigsteer Rise
- Living Room
- Master Bedroom Ensuite
- Integral Garage & EV Charger
- Council Tax Band F

Tel: 01539 816399

# Sycamore Rise

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Sale of an attractive, stone fronted detached house on the highly popular Brigsteer Rise development by Story Homes. This home has four good sized bedrooms, a living room, beautiful kitchen/diner and living area, separate utility and ground floor cloakroom, whilst on the first floor the master bedroom is ensuite and there is a family bathroom.

There are many advantages of buying 'nearly' new over reserving a plot and these include speed of ownership and the major snagging has already been done. And this property comes fitted with a number of upgrades (over £12,000 worth) including premium Porcelanosa plank floor tiles on the ground floor, carpet fitted throughout and fully tiled wall elevations in the bathroom and ensuite.

The property also benefits from a fine position on the development with long elevated views from the rear over Kendal rooftops and on to the hills beyond. The site plan for the development shows that there will be plenty of open green space to the front too once the development is complete and this will mean you will not be overlooked. With additional benefits of an integral garage and EV charger, block paved drive for two cars, and a secure rear garden laid to lawn and with a patio.

Kendal town centre is a mile away and here you will find a wide range of restaurants, cafes and bars as well as independent shops on the busy high street. There are several supermarkets and the Westmorland Hospital. Being a family home, you will be glad to know that there are many schools for all ages and a well regarded sixth form college.

Road connections to the M6 are close by and Oxenholme station connects the town to main West Coast rail link. And just 9 miles away is the town of Windermere that sits at the heart of the Lake District National Park, so convenience and beauty are all on your doorstep.

### Entrance Hall

You enter into a welcoming hallway, providing access to the living room, kitchen, and the stairs rising to the first floor. The flooring is covered with Porcelanosa tiles that run through the ground floor accommodation (except the living room) providing a stylish, contemporary look.

### Living Room

Looking out to the front of the property and providing a quiet place to sit and relax with the family at the end of a busy day.

### Kitchen/Living Area

This room is the heart of the home, with a beautiful open plan kitchen with a living area and space to dine. The kitchen cabinets have a deep green finish with brass coloured handles and with contrasting worksurfaces over. There is a central island with an induction hob and extractor fan over, and a breakfast bar for more informal dining. There are many integral appliances including double electric ovens (one with microwave combi), a fridge, freezer, wine cooler, dishwasher and an inset one-and-a-half bowl stainless steel sink and drainer.

There is space for a family sized dining table and chairs, and a wonderful place to sit in the box-bay window to the rear elevation and enjoy views out to the rear garden with access via French Doors leading out to the patio. You will love this fantastic room which is a highly social place to enjoy with friends and family.

### Utility

A separate utility contains a sink and drainer inset to the worktop running over two cabinets, one of which houses an integral washing machine. From here you access the ground floor cloakroom.

### Cloakroom

Fitted with a low level WC and pedestal wash-hand basin. The room also has plumbing and potential space for a future wet-room, which is a careful future planning option thoughtfully provided by the builders.

### First Floor Landing

Accessed from the stairs rising from the hallway and with a useful storage cupboard. The landing is a spacious and light space full of sunlight.

### Master Bedroom

A large double room looking out to the front of the property and with ensuite facilities.

### Ensuite

With fully tiled elevations and floor, the ensuite has a luxurious feel and is fitted with a pedestal

wash-hand-basin, a double walk-in shower cubicle and low level WC, There is also a full height chrome towel rail.

### Bedroom Two

A double bedroom looking out to the front of the property.

### Bedroom Three

Another double bedroom with lovely long views over Kendal and to the hills beyond.

### Bedroom Four

A large single bedroom that would be capable of taking a double bed should it be required.

### Family Bathroom

Another luxurious bathroom with fully tiled elevations and floor, and comprising of four pieces with a walk-in shower cubicle, bath, pedestal wash-hand basin and low level WC. Also with a chrome towel rail.

### Integral Garage

The garage has light and power and an up-and over door for access.

### Gardens

The front garden is mostly laid to lawn, with a planting area. The rear garden wraps round the property garden and is laid to lawn and securely fenced and is a safe place for children and pets. Immediately outside of the kitchen room you will find a patio.

### Driveway

The drive is block paved and provides space for two vehicles parked side-by-side. And there is an EV charger mounted on the side wall.

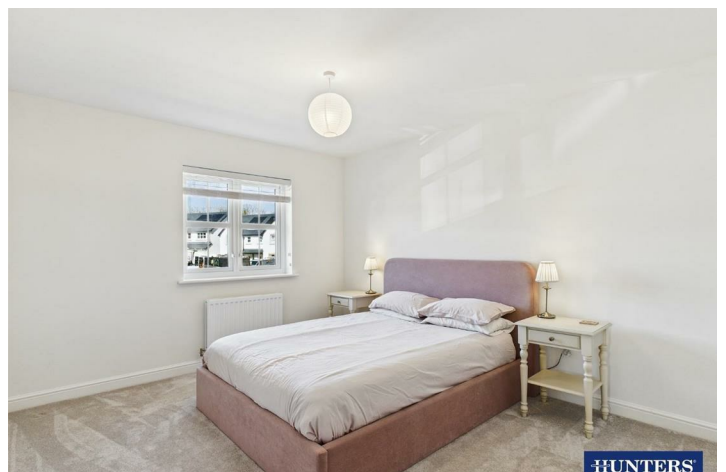
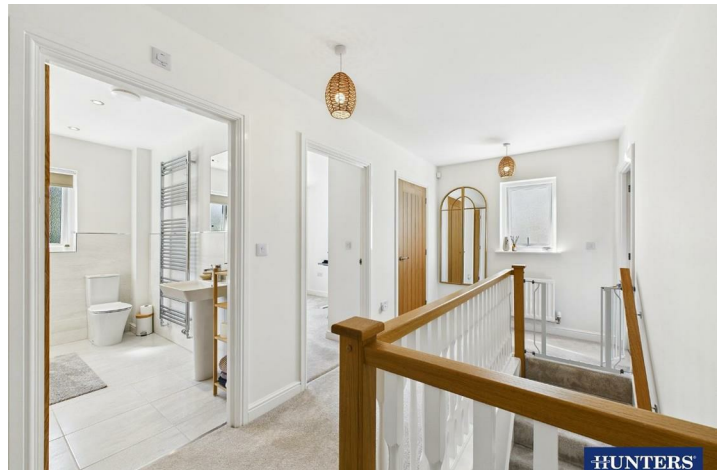
### AML Disclosure

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Floorplan

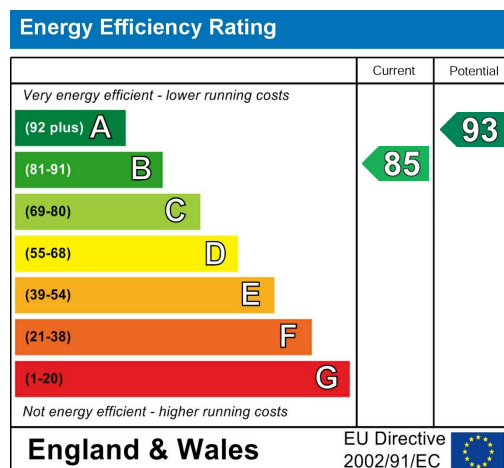








## Energy Efficiency Graph

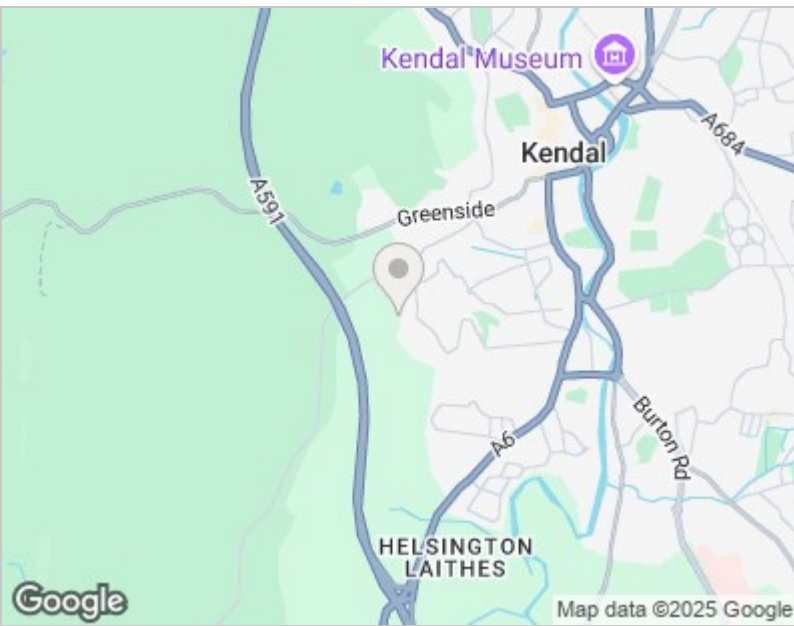


## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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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