



Wasdale Close

Kendal, LA9 7JQ

Offers In The Region Of £325,000

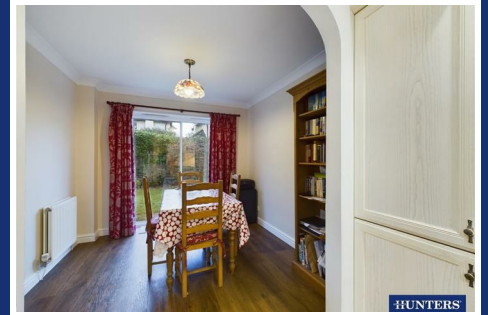


- Three Bed Detached
- Master Bed Ensuite
- Ground Floor Cloakroom
- Popular Heron Hill Location
- Gas Central Heating and Double Glazing
- Two Receptions
- All Bedrooms are Doubles
- Family Bathroom
- No Chain
- Council Tax Band D

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Behind the pretty stone faced frontage of this three-bed detached property lies a surprisingly spacious interior, with two receptions and a good sized rear garden making this an ideal family home. Located at the head of a cul-de-sac on a quiet residential estate, the property has a block paved driveway and small garden leading to the front door. Inside you will find an entrance hall, a fitted kitchen, open plan to the dining room, a living room with sliding doors leading out to the garden, and a ground floor cloak room whilst upstairs you will find three double bedrooms, with the master being ensuite, and a modern family bathroom.

Outside, the rear garden is mostly laid to lawn with a raised planted bed and being fenced to the perimeter. There is also an attached garage. The property is double glazed and gas centrally heated.

Wasdale Close is situated in the highly sought after Heron Hill area and our property is positioned at the head of the cul-de-sac. There are several local schools including, Heron Hill Primary School and Kirkbie Kendal Secondary School, and Kendal Leisure Centre is nearby. Asda superstore is just a short drive away as is Oxenholme train station that connects Kendal with the main West Coast Line.

Kendal Town Centre is 8 minutes by car and here you will find a wide range of shops, restaurants and bars. Kendal is known as the 'Gateway to the Lakes', and a twenty minute drive will see you arrive in Windermere and the National Park.

What3words/// view.stress.gravy

Entrance Hall

You enter into the entrance hall which provides access to the kitchen, living room, cloakroom, and the stairs rising to the first floor.

Kitchen

Fitted with a range of units at wall and base level and contrasting work surfaces over, integral appliances include an electric oven, a 4-ring gas hob with extractor fan over, and a stainless steel sink and drainer. There is plumbing and undercounter space for a washing machine and dishwasher, and there is space for a tall fridge freezer. The kitchen is open plan to the dining room.

Living Room

Dining Room

With space for a family dining table and chairs and having sliding doors leading out to the rear garden.

Cloakroom

The cloakroom has a WC and wash-hand basin and there is plenty of storage space reaching under the stairs for shoes, coats, and a vacuum cleaner.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the upstairs accommodation and having a useful storage cupboard.

Bedroom One

The master bedroom is ensuite and has plenty of space for a double bed and wardrobe.

Ensuite

Comprising of three pieces including a shower, WC, and wash-hand basin.

Bedroom Two

Good sized double bedroom.

Bedroom Three

The third bedroom is also double and has walk-in storage cupboard.

Family Bathroom

Nicely fitted out with a modern bathroom suit and comprising of a bath with a thermostatic shower over, a WC, wash-hand basin on a vanity unit and a chrome towel rail. The bathroom is fully tiled.

Garage

Attached to the property and with a metal up-and-over door. There is also a pedestrian door to the rear accessing the back of the house and the garden.

Driveway

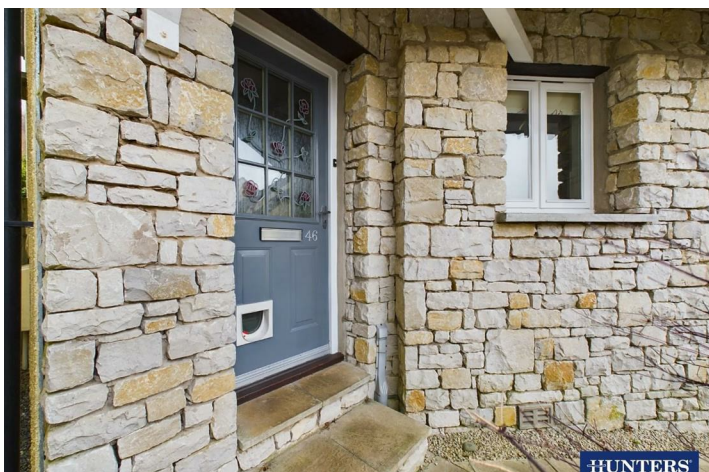
An attractive block-paved drive with space for parking one vehicle.

Gardens

The rear garden is a great size, mostly laid to lawn and with raised beds to the perimeter planted with mature shrubs and trees. It is secure, with fence panels all the way round and side access back out to the front of the property.

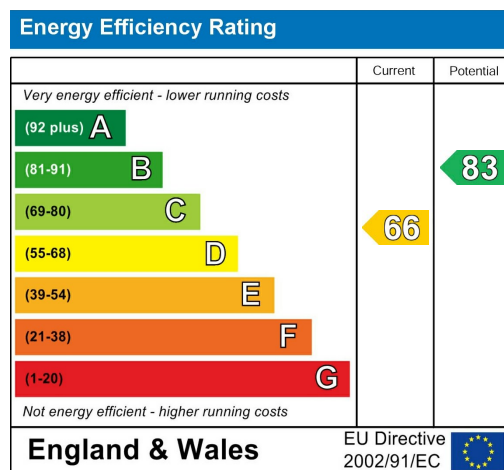
Floorplan







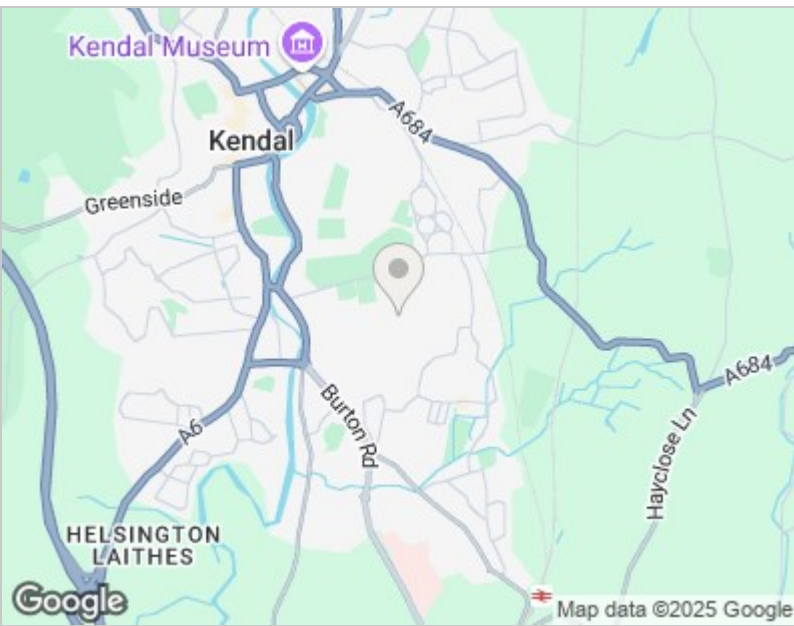
Energy Efficiency Graph



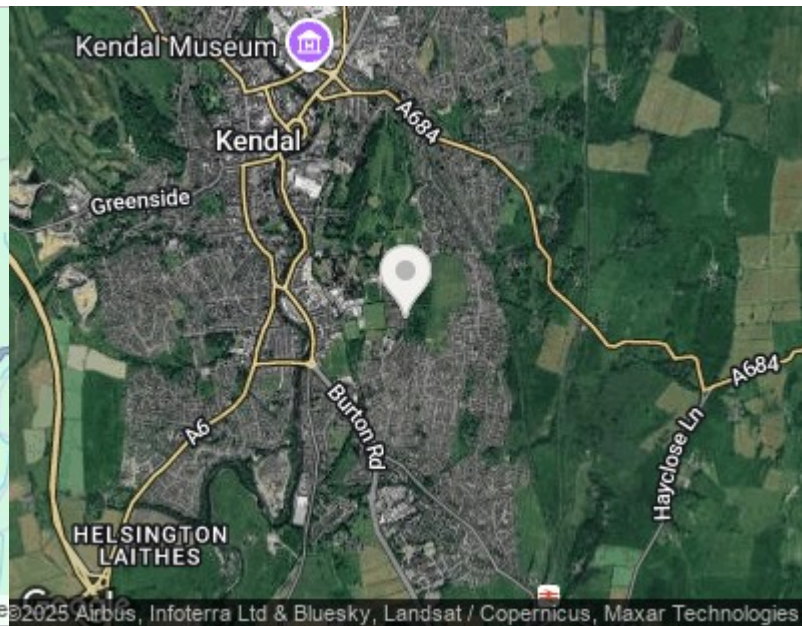
Viewing

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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