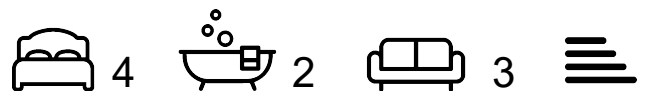




## Ruskin Close

Kendal, LA9 7LA

Guide Price £425,000



- Fabulous Extended Four Bed Family Home
- Three Receptions
- Integral Garage
- Gardens Side and Rear
- Wood Burner

- Desirable Heron Hill Location
- Master Bed Ensuite
- Plenty of Driveway Parking
- Gas Central Heating & Double Glazing
- Council Tax Band C

# Ruskin Close

Kendal, LA9 7LA

Guide Price £425,000



Looking for a spacious family home in one of Kendal's most popular residential estates? Then look no further than this spacious four-bed semi detached home located towards the head of a quiet cul-de-sac boasting three receptions, four-bedrooms with the master being ensuite, integral garage and gardens. Natural light floods into all the rooms, with highlights being the master bedroom with a wonderful vaulted ceiling, a delightful dining room with French Doors leading to the side garden, and the location of the kitchen which is in the heart of the home linking each of the three receptions.

Outside you will find a generous block-paved driveway with space for parking three-vehicles side-by-side, and access to a wide (11'7") integral garage. The gardens wrap round the side and the rear with a mixture of lawns and artificial turf with mature shrubs and trees planted to the borders providing plenty of screening and privacy for sitting out and enjoying time outside in the sun. With the further benefits of gas central heating and double glazing and a solid fuel burner in the living room.

Ruskin Close is found on the lower part of Heron Hill development which is always popular with families. Heron Hill Primary School and Kirkbie Academy are both just short walks away, as is the Kendal Leisure Centre. Asda Supermarket is a 3 minute drive away and Westmorland Hospital just beyond. And the bustling Kendal town centre is just a mile away where you will find a wide range of bars, restaurants and cafes as well as many independent shops. Connection to the M6 is easy at junction 36 and the main West Coast rail line can be accessed at nearby Oxenholme.

A wonderful house, superbly located for families and ready to be viewed.

### Entrance Hall

You step into the entrance hall via a part glazed door with side panels. From here you can access both the living room or the day room and also the stairs rising to the first floor.

### Living Room

This is bright and spacious room with natural light pouring in from the large windows to opposite elevations. The central feature is the solid fuel burner sat on a slate hearth and recessed into the chimney. There is then direct access into the kitchen.

### Day Room

Accessed from the entrance hall and connecting with the kitchen, this is great room to relax in away from the main reception. It's proximity to the kitchen through double, part glazed doors also makes it a place to socialise from while the chef is in the kitchen and could even become part of the kitchen in the contemporary style were the new owners considering a bit of remodelling.

### Kitchen

In the heart of the house connecting all three receptions and fitted with a range of white units at wall and base level and with contrasting work surfaces over. A window looks out the rear garden, with integral appliances including an induction hob with a stainless steel splashback and chimney style extractor over. There is an electric oven and grill and a one-and-a-half bowl sink and drainer. You will find undercounter space for a dishwasher and a fridge, and there is a useful pantry in the understairs area. From here you access the dining room, passing by the internal door to integral garage on the way.

### Dining Room

This such a bright space with French Doors to the side elevation and a window to the rear. There is plenty of space for a family sized dining table and chairs and it is a wonderful place to dine with family and friends.

### First Floor Landing

Reached via the stairs rising from the entrance hall and providing access to all the first floor accommodation.

### Master Bedroom

The master bedroom is a show piece room with a vaulted ceiling and ensuite facilities. Plenty of room in here for a double bed, side cabinets and a chest of draws and then tucked into a niche you will find a range of fitted wardrobes with sliding doors and providing space for hanging clothes and shelving.

### Ensuite

A lovely ensuite, newly fitted and comprising of a shower, WC, counter top wash-hand basin and a range of vanity cabinets for storing away bathroom items. The elevations are fully tiled and there is a chrome towel rail.

### Bedroom Two

A large double bedroom with a window to the front elevation looking out to the front street.

### Bedroom Three

Overlooking the rear garden and big enough for a double bed and wardrobe.

### Bedroom Four

This is a single bedroom, perhaps best used as a nursery, dressing room or home office.

### Family Bathroom

Fitted with three pieces comprising of a panel bath with shower over, WC, and a pedestal wash-hand basin. Tiled to the splash areas.

### Integral Garage

The garage is wider than the standard and has a sink and drainer and space and plumbing for a washing machine. Plenty of room in here for a freezer, and being easy to access via the internal door from the dining room. There is also a pedestrian door to the side as well as the up-and-over metal door for vehicular access.

### Driveway

Block paved and capable of parking three cars side-by-side.

### Gardens

The rear garden is laid with artificial turf making it low maintenance. Plenty of room for seating and absorbing the sun and being well screened with the mature shrubs and trees to the borders. Round to the side you will find a lawn and more screening from the well established trees.

### AML Clause

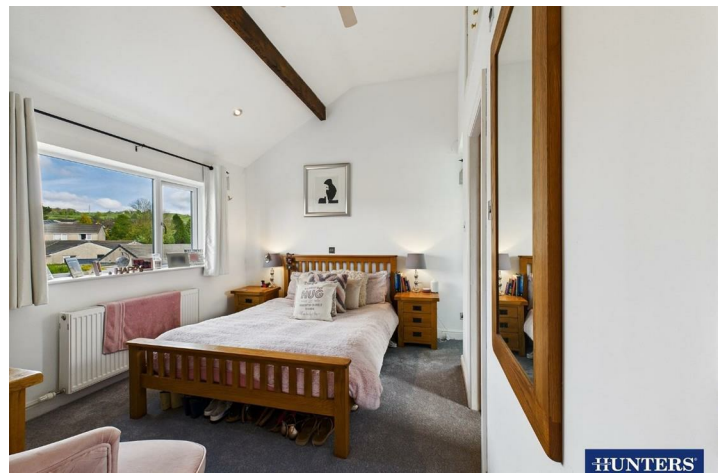
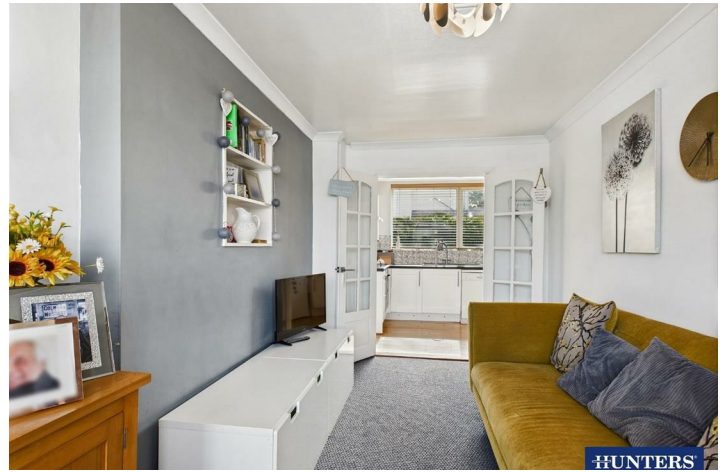
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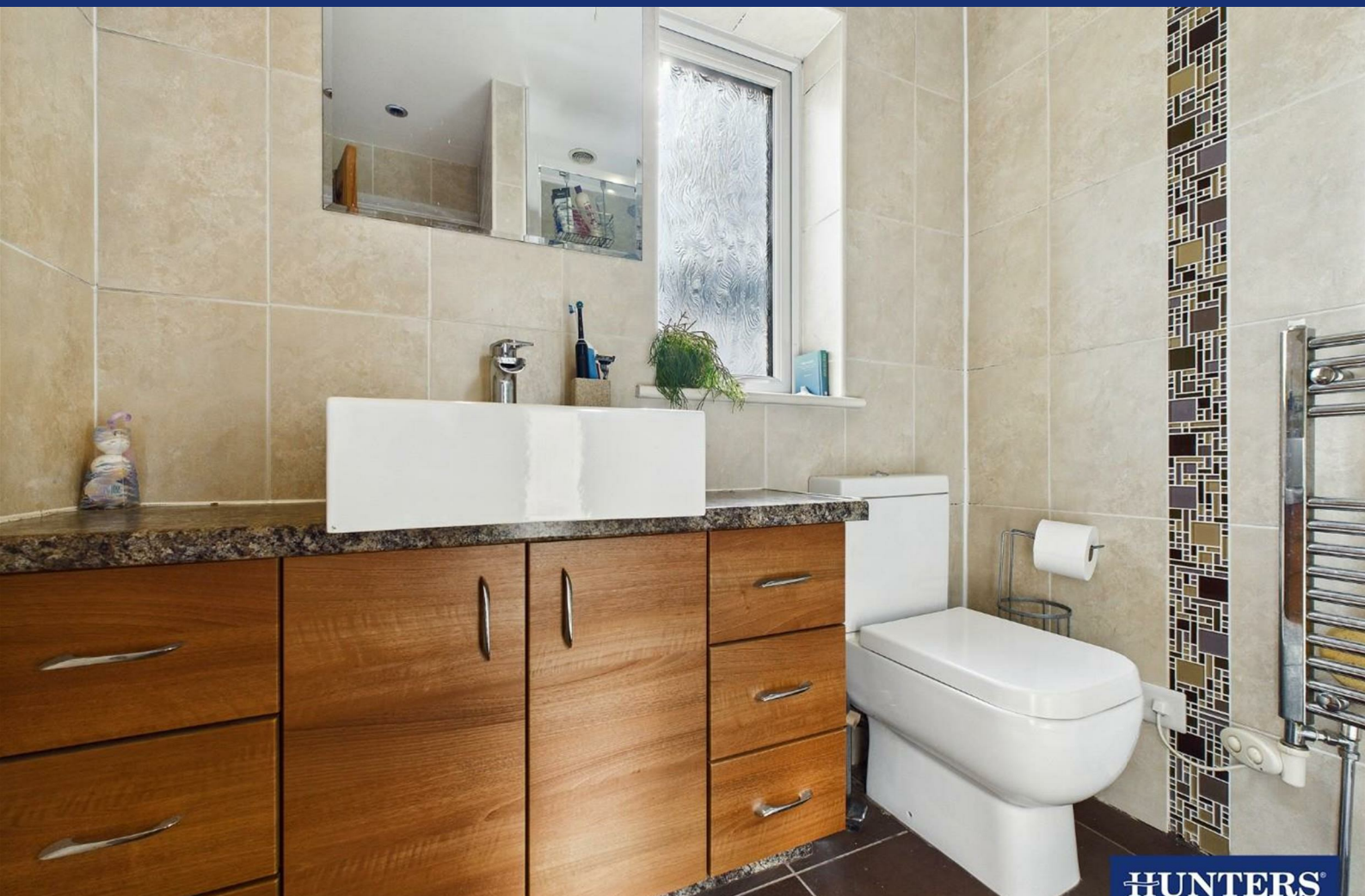
Floorplan



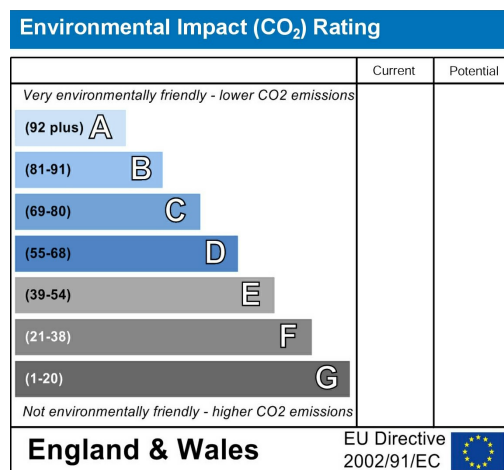
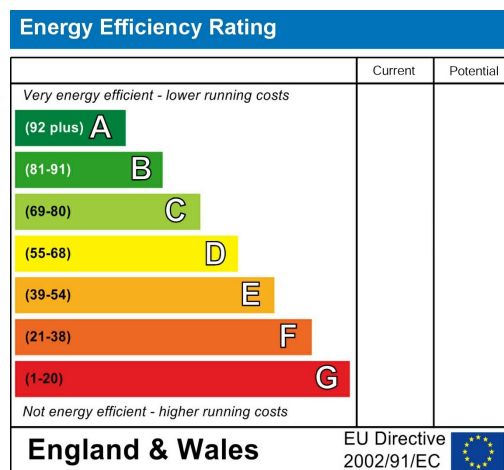








## Energy Efficiency Graph

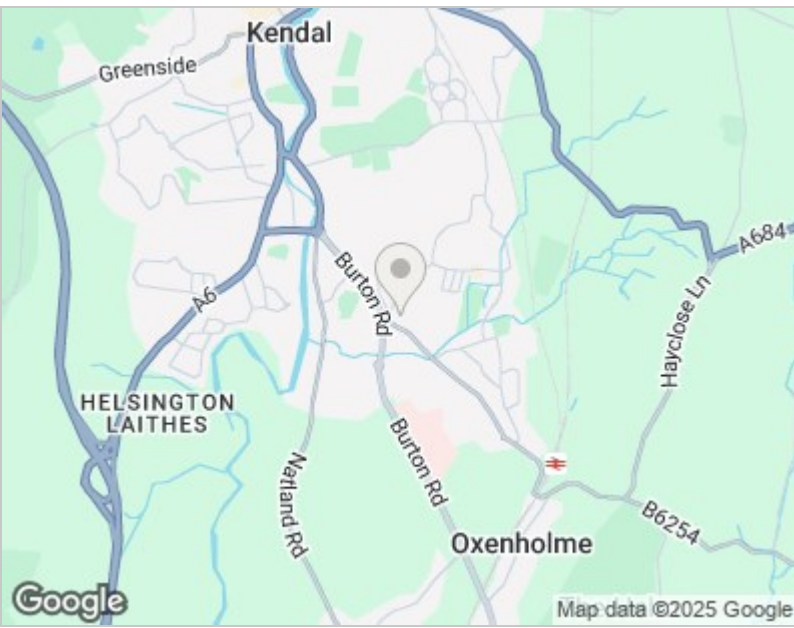


## Viewing

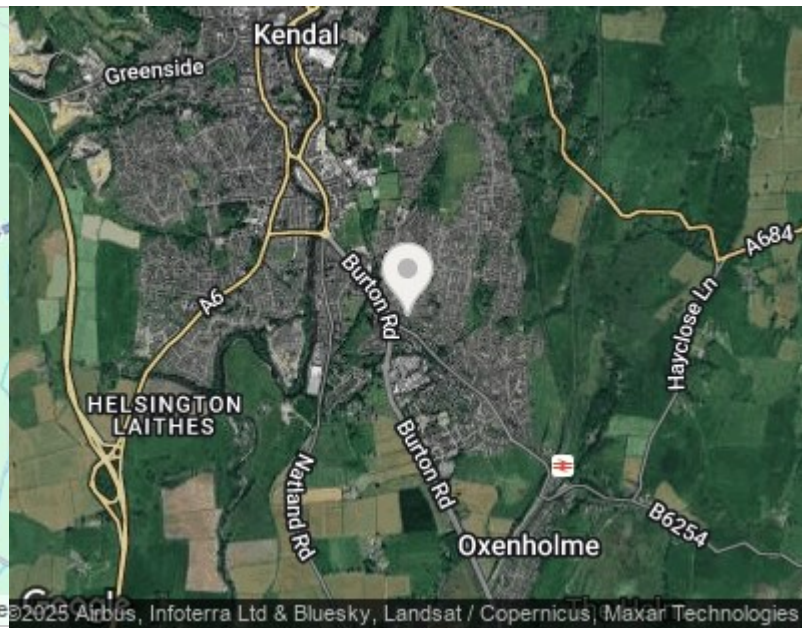
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Road Map



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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