



Hayclose Crescent

Kendal, LA9 7NT

Guide Price £325,000



- Extended Four-Bed Terraced Home
- Kitchen/Diner
- Master Bedroom Ensuite
- Secure Rear Garden
- Onsite Parking for Three Vehicles Plus a Garage
- Living Room
- Conservatory
- Laundry Room
- Double Glazed, Gas Central Heating
- Council Tax Band C

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This is a substantially extended FOUR-bed end of terrace home that is ideal for growing family needs. The two story side extension takes the property well beyond the original size and internally you will now find a living room, kitchen/diner, conservatory, laundry room, four bedrooms with master being ensuite, and a family bathroom. There is an integral garage and onsite parking for three vehicles, very rare for this estate, and a secure rear garden. With the benefits of double glazing and gas central heating.

Hayclose Crescent enjoys a convenient position for day-to-day living, with easy access into the centre of Kendal for a wide choice of shops, services and pubs, cafes and restaurants.

For leisure and lifestyle, residents are well served by local facilities including Kendal Leisure Centre, which provides a large gym, a 25m pool and a varied programme of activities. Culture lovers are also within easy reach of Brewery Arts, a popular venue for cinema, live music and theatre.

Commuters will appreciate the transport links: Kendal railway station sits on the Lakes Line, offering connections to Oxenholme Lake District railway station for West Coast Main Line services to major cities, while road links are equally convenient with access towards the M6 (Junction 36) via the surrounding A-roads.

And of course, Kendal sits on the doorstep of the Lake District National Park, making it an ideal base for enjoying countryside walks, outdoor pursuits and the wider South Lakes lifestyle.

Entry

Three steps up from the front drive and you enter into a vestibule, ideal for kicking off shoes and hanging coats. An internal part glazed door then gives access to the living room.

Living Room

Natural light pours in from the the large window to the front elevation, and there is plenty of space for sofas, chairs and a television table. A fireplace with surrounding mantle create a focal point and access is provided to the kitchen/diner and the stairs rising to the first floor. There is also an internal door into the garage.

Kitchen Diner

The kitchen has a range of cabinets at wall and base level, with contrasting work surfaces running over and the splashbacks are tiled as is the floor. Integral appliances include a stainless steel sink and drainer, and an overhead extractor that sits above the freestanding electric cooker. You will find undercounter space for a fridge and a freezer, and a small peninsular units separating the kitchen from the dining area.

The dining space has room for a family sized dining table and chairs and natural light comes shining in from the French doors leading to the conservatory.

Conservatory

The conservatory looks out onto the rear garden and you have long views on a clear day to the hills beyond.

First Floor Landing

Accessed from the stairs rising from the living room and providing access to all the first floor bedrooms and family bathroom.

Master bedroom

A large double room that has been built in the extended space to the side of the original house and above the garage.

Ensuite

This is a large ensuite room, with a full panel bath, separate shower cubicle with a thermostatic control, a pedestal wash hand basin, and a low level WC. The walls are tiled to the splash areas and half elevations, and the floor is tiled too. There is an extraction fan and an opaque window to the rear elevation.

Bedroom Two

The second bedroom is another double, and would have been the largest prior to the extension. With a window to the front elevation.

Bedroom Three

A third double bedroom with a window to the rear elevation overlooking the garden.

Bedroom Four

Number four completes the bedroom accommodation, this one being a single.

Bathroom

The family bathroom has a panel bath with an electric shower over and glass shower screen. There is a pedestal wash hand and a low level WC. Tiling is to the half elevations and splash area around the bath. Also with a heated towel rail and an opaque window to the rear elevation.

Laundry Room

Located to the rear of the side extension and accessible from an external side door in the rear garden or through the garage. Contains plumbing and space for a washing machine, the gas fired boiler, and a range of base cabinets with work surfaces over.

Garage

With a metal up-and-over garage door for vehicle access and an internal access door leading into the living room. You will find light and power and access to the laundry. A unique feature is a small soundproof room that sits in between the garage bay and the laundry, which is ideal for those with musical interests and looking for a place to practice peacefully away from the family.

Garden

The rear garden is securely fenced and has a lawn with planting to the borders, a raised decking area with raised planters, and there is path laid over gravel leading to a pedestrian gate accessing the rear lane.

Driveway & Side Parking

Immediately outside the front door is a block paved drive for a single vehicle and there is a hardstanding space to the side capable of parking two further vehicles - ideal for multi car households.

AML Disclosure

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Floorplan

Ground Floor

Approximate total area⁽¹⁾
 1284 ft²
 119.4 m²

Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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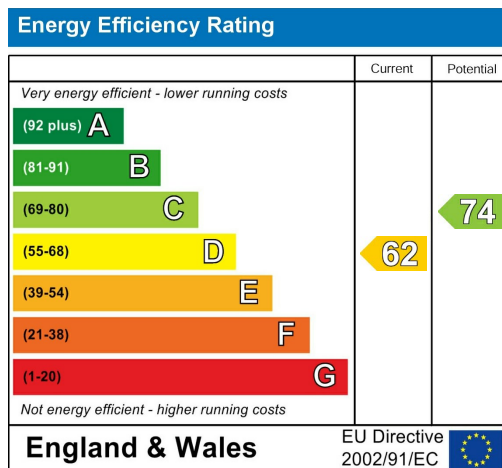
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Energy Efficiency Graph



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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