



7 Rowan Tree Crescent, Kendal

£395,000





## 7 Rowan Tree Crescent

### Kendal

Occupying a generous plot on the edge of Kendal, this detached bungalow offers spacious accommodation, attractive gardens and excellent potential for a purchaser to modernise and personalise to their own tastes. Enjoying a popular residential setting close to local amenities, the property combines peaceful surroundings with convenient access to the town centre. The accommodation includes a bright and spacious sitting room. A separate dining room provides an excellent area for family meals and entertaining, whilst the kitchen offers a practical layout with a connecting hallway providing access through to a separate utility room and garden.

There are three bedrooms, offering flexible accommodation for a variety of needs, together with a spacious bathroom fitted with both a separate bath and shower. In addition, the sun room enjoys a pleasant outlook across the rear garden and provides an ideal space to relax and enjoy the surroundings throughout the year.

Externally, the property benefits from gardens to both the front and rear, with the rear garden being a particularly attractive feature. Offering plenty of space for gardening, relaxing and outdoor enjoyment, it includes a greenhouse, garden shed and a variety of areas to enjoy throughout the seasons. The generous plot creates a wonderful setting for families, keen gardeners and those who simply appreciate spending time outdoors. An integral garage and driveway parking further enhance the property's practicality.

Offering spacious accommodation, excellent outdoor space and clear scope for updating, this detached bungalow presents an exciting opportunity to create a home tailored to individual tastes.



- Detached bungalow occupying a generous plot
- Bright and spacious sitting room
- Separate dining room ideal for everyday living and entertaining
- Kitchen with adjoining utility room
- Three bedroom accommodation
- Bathroom with separate bath and shower
- Conservatory overlooking the rear garden
- Generous rear garden with greenhouse and shed

WHAT3WORDS:///bleak.money.shower

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G







#### ENTRY

13' 5" x 3' 4" (4.09m x 1.01m)

#### LIVING ROOM

16' 0" x 14' 3" (4.87m x 4.35m)

#### KITCHEN

9' 10" x 7' 10" (3.00m x 2.38m)

#### DINING ROOM

9' 10" x 9' 4" (3.00m x 2.85m)

#### UTILITY ROOM

8' 10" x 6' 1" (2.70m x 1.86m)

#### SUNROOM

11' 7" x 9' 3" (3.53m x 2.81m)

#### BEDROOM

10' 11" x 9' 5" (3.32m x 2.87m)

#### BEDROOM

10' 4" x 9' 9" (3.14m x 2.97m)

#### BEDROOM

10' 10" x 7' 1" (3.30m x 2.17m)

#### BATHROOM

7' 10" x 6' 6" (2.38m x 1.97m)

#### GARAGE

16' 2" x 7' 11" (4.93m x 2.41m)





## SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

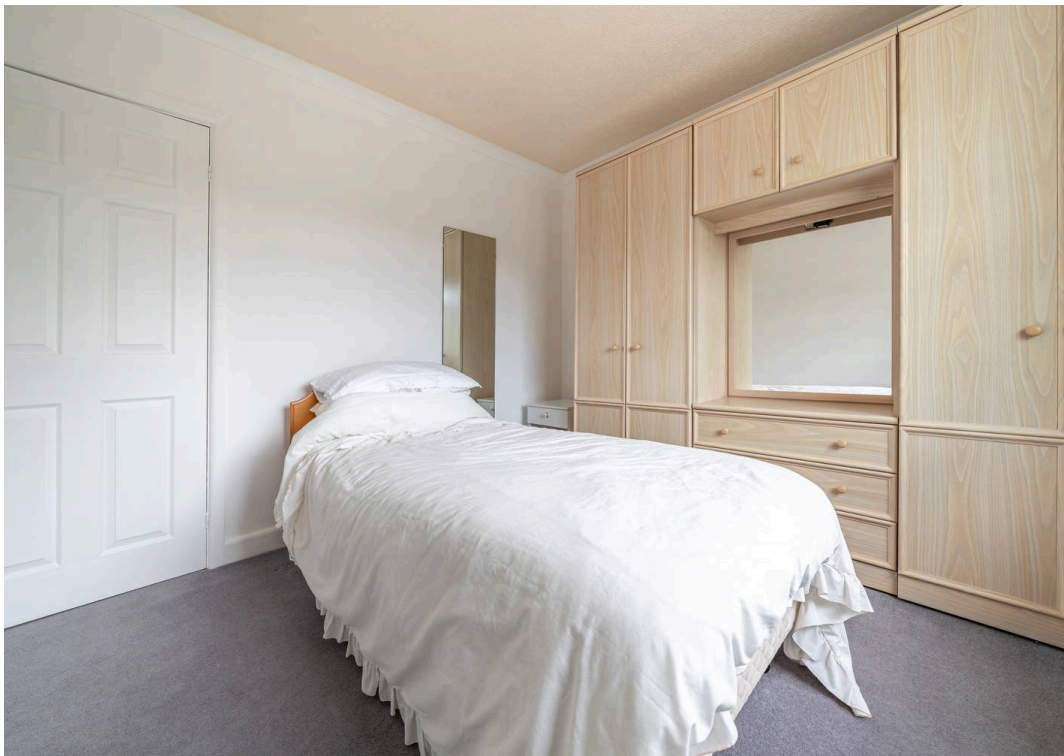
TENURE: FREEHOLD

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**Approximate total area<sup>(1)</sup>**

1147 ft<sup>2</sup>

106.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**





## THW Estate Agents

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