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Burneside Road

Kendal, LA9 4RZ

£425,000

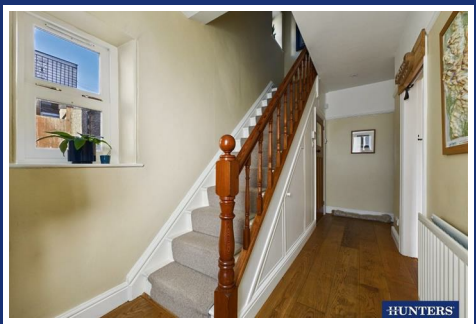
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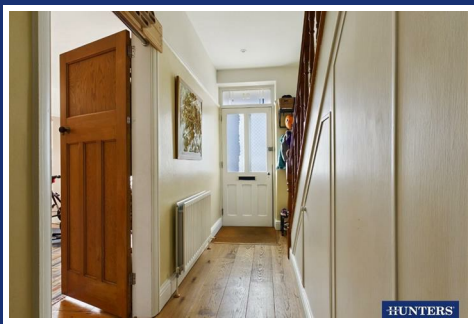
- Beautiful Period Three Bed Semi-Detached
- Separate Living Room
- Utility and Ground Floor Cloakroom
- Outbuildings for Additional Storage
- Double Glazed, Gas Central Heating, and Part Underfloor Heated
- Large Open Plan Lounge, Dining Area, and Kitchen located in Rear Extension
- Attic Room on Second Floor
- Family Bathroom
- Private Driveway and Large, Level Rear Garden
- Council Tax Band D

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This is a beautiful stone built semi-detached home with three bedrooms and the benefit of an attic room. The house has been extended to the rear, and has a wonderful large open plan lounge, dining area, and fitted kitchen in a space full of natural light with sky light windows and large double double doors leading to a raised patio. This is a perfect home for families of all ages, with plenty of internal room and outdoor space to enjoy.

The list of accommodation comprises of: entrance hall, living room, open plan lounge, dining area and kitchen, separate Utility, and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom, and on the second floor you find an attic room. Outside there is a useful stone built storage room with light and power, and a secure bike and pram store.

The outdoor space is generous in proportion with plenty of off-road parking to the front on the gravel drive, whilst to the rear there is an expansive lawn, flagged seating area set under a pergola, and a wonderful raised composite deck. With the benefits of gas central heating, underfloor heating in the rear reception areas, and quality wooden double glazing.

Burneside Road is a popular residential location situated to the north of Kendal town centre, offering convenient access to a wide range of local amenities and facilities. Kendal town centre is within easy reach, providing an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. The area is well served by local schooling, with a number of primary and secondary schools nearby. Kendal railway station provides connections to the wider rail network, whilst the nearby Oxenholme Lake District station offers direct mainline services to destinations including London, Manchester and Glasgow. The surrounding countryside is also readily accessible, with the beautiful landscapes of the Lake District National Park and Yorkshire Dales within easy reach.

Entrance Hall
Stepping through the front door you come to a welcoming hallway, with natural light coming shining in from the glass panelled door and a window to the side elevation. There is a space to hang coats and kick off shoes, and you have access to the the living room, lounge, a ground floor cloakroom, and the stairs rising to the first floor.

Living Room
A room full of character, with a deep bay window to the front elevation, a feature gas fire with decorative surround, and stripped pine floorboards. With plenty of room for a sofa, chairs, and other living room furniture providing a peaceful place to sit away from the bustle of family life in the rear living areas.

Lounge & Day Room
This is a fabulous room, of generous proportions, and is the heart of the home. You come first to a lounge area with a log burner recessed into the chimney breast and with attractive wood cabinets and glass shelving either side in the alcoves. The flooring is an engineered broad oak plank and this extends into the open plan format dining area.

Dining Area
Located in an extended part of the building and sitting adjacent to the kitchen. There is room here for a large family sized dining table and chairs and the space is flooded with natural light from the two large skylights and double , full glazed oak frame doors that lead out to the garden via a raised deck.

Kitchen
Separated from the dining room by a breakfast bar peninsular unit with attractive pendant lighting above. The cabinets are of the classic shaker style and mounted at wall and base level with a mixture of stone and butcher block wooden worktops over. Integral appliances include a five-ring gas hob with a chimney style extractor fan over, an electric oven, a dishwasher, and an inset one-and-a-half bowl sink and drainer with a mono mixer tap. There is space for a tall fridge freezer and floor is tiled. Natural light is provided by the overhead skylight and a window to the rear elevation overlooking the garden. An internal door then leads through to the utility.

Utility
Fitted out with cabinets and worktops, and having an inset stainless steel sink and drainer. There is a recessed cupboard containing the gas fired boiler and an external door to the side leads outside.

CLoakroom
Moving back into the hallway, the elegant cloakroom is located in the understairs area and comprises of a WC and wall mounted wash-hand basin.

First Floor Landing
Accessed from the stairs rising from the entrance hall and providing access to the three bedrooms, bathroom and the attic room.

Bedroom One
Bedroom One is a good sized double and has a window overlooking the rear garden. There is a decorative cast iron fireplace and plenty of space for a double bed, wardrobes and chest of draws.

Bedroom Two
Almost identical in size to bedroom one, this room overlooks the front of the house and again has a feature decorative fireplace.

Bedroom Three
The smaller of the bedrooms on the first floor but still a large single which could be used as a double at a pinch.

Family Bathroom
This is a lovely bathroom comprising of a bath with a shower over and glass shower panel, a countertop wash-hand basin set on a vanity unit, and a low level WC. There is a heated towel rail, tiling to the splash areas, and feature oak shelving niches recessed in the wall.

Second Floor
Reached via the turning staircase rising from the second floor landing.

Attic Room
A wonderful additional room that can be used for a wide range of purposes. Two large skylight windows bring in natural light and pretty white painted floorboards run through the room. There is plenty of storage to the eaves and stylish concealed lighting.

Outbuilding
At the side of the property you will find a secure timber framed storage room for keeping the likes of bikes, prams, and other outdoor items. This room leads through to a brick built building with light and power. It has a window to the side elevation and a full glazed door to the rear elevation leads to the garden.

Garden & Decking
Stepping out from either the ding area or the outbuilding, you come to a composite deck that sits raised above the lawn and is a perfect space to enjoy the sun and outdoor dining. Stone steps lead down to a large, level lawn with a combination of hedge, stonewall and wooden fence boundaries. At the bottom of the garden is a wooden pergola and flagged patio, a lovely place for barbecues and entertaining. There is also a useful timber framed shed.

Driveway
The house is set back from the road by a decent sized gravel driveway capable of parking multiple cars. Attractive stone walls set the boundaries to the property and road access is from between the two stone pillars. Privacy from the road and neighbouring house is provided by mature trees and shrubs.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


Kitchen, Lounge & Dining Area
18'4" x 23'7"
5.59 x 7.20 m
Utility Room
7'5" x 8'4"
2.26 x 2.55 m
WC
2'7" x 5'7"
0.79 x 1.72 m
Hallway
Living Room
13'8" x 12'0"
4.18 x 3.68 m
Ground Floor Building 1
Bedroom Three
8'0" x 8'6"
2.44 x 2.61 m
Bedroom Two
11'6" x 12'1"
3.53 x 3.69 m
Landing
Bedroom One
11'6" x 11'11"
3.53 x 3.64 m
Bathroom
7'11" x 5'11"
Floor 1 Building 1
Attic Room
19'11" x 11'0"
6.09 x 3.36 m
Timber Storage Shed
13'9" x 8'2"
4.22 x 2.49 m
Outbuilding
15'3" x 7'6"
4.66 x 2.30 m
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Approximate total area(1)
1584 ft²
147.4 m²
Reduced headroom
85 ft²
7.9 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.
GIRAFFE360



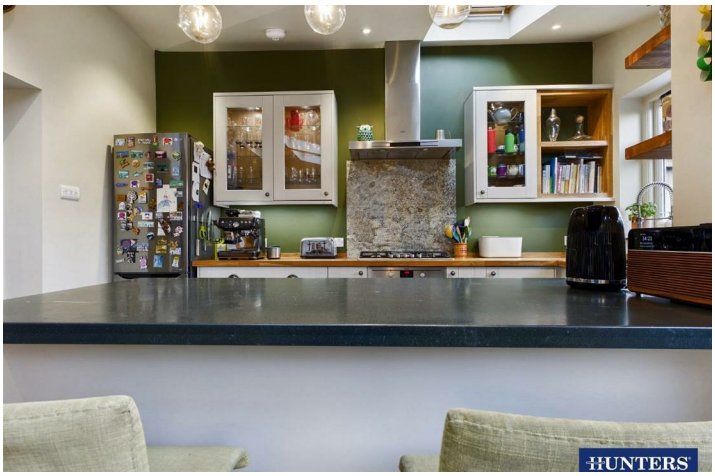
















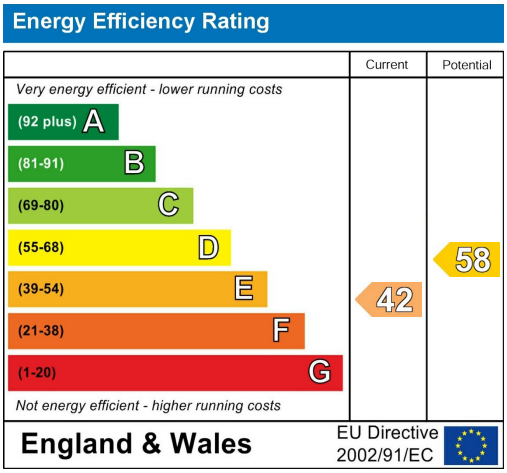


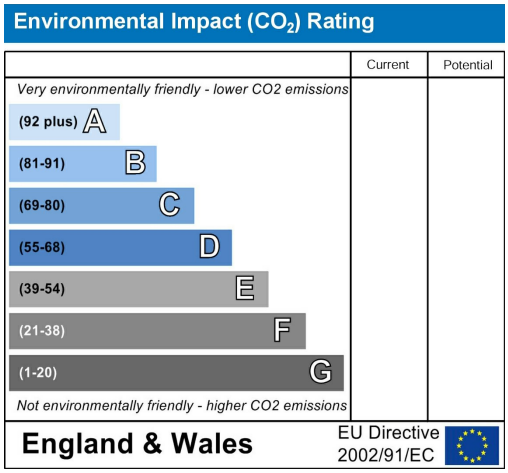






Energy Efficiency Graph



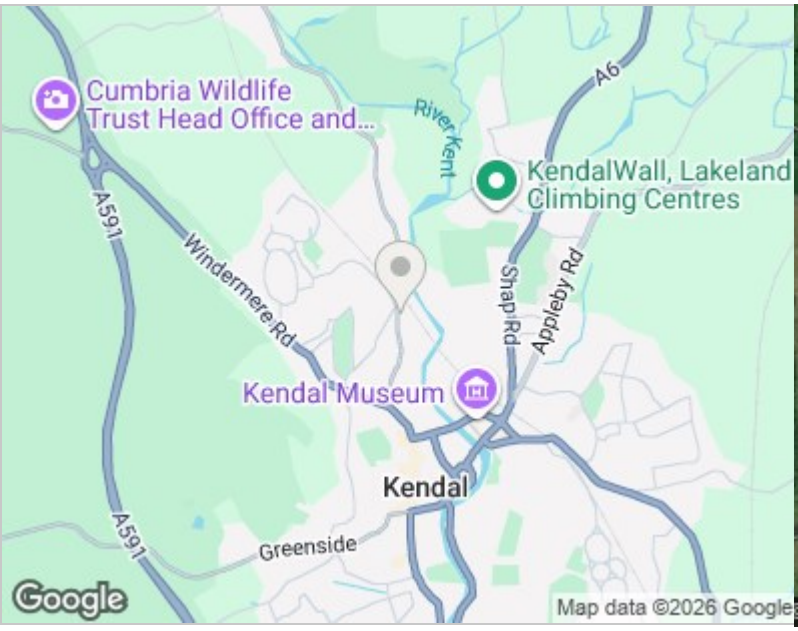


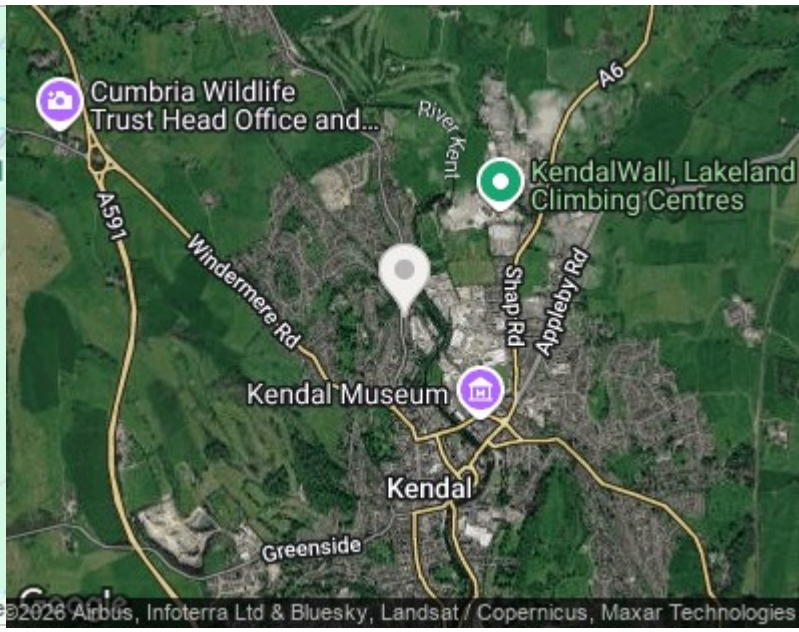
Viewing

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







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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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The Property Ombudsman