



Kendal

£325,000

21 Chambers Close, Kendal, Cumbria, LA9 5JE

Situated in a peaceful corner of the popular Collinfield estate, to the south of Kendal, this end-of-terrace home offers well-proportioned and versatile accommodation arranged over two floors. The property includes a dining kitchen, living room and garden room on the ground floor, with four bedrooms, an en-suite to the principal bedroom and a family shower room upstairs.

Offering a comfortable and contemporary home, the property is ready for its new owners to move straight into and enjoy. Further benefits include double glazing, gas central heating, a generous integral garage, off-road parking and a private enclosed rear garden with a desirable south-westerly aspect.

Quick Overview

- End of terraced house
- Four bedrooms
- Two receptions rooms
- Fitted Kitchen
- Integral garage
- Convenient location
- Landscaped south west facing rear garden
- Early viewing recommended
- Driveway parking
- Ultrafast broadband available*



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Ultrafast



Driveway parking

Property Reference: K7375



Kitchen

The property opens into a welcoming open-plan dining kitchen, enjoying a pleasant outlook towards the front. This sociable space forms the heart of the home, with an open staircase leading to the first floor, a useful cloaks cupboard and a part-glazed door providing access to the living room. A side door provides convenient access to the integral garage. The kitchen is fitted with a range of units, complementary work surfaces and an inset single-bowl sink. Integrated and built-in appliances include a Neff oven, Neff electric hob with concealed extractor, dishwasher and fridge, together with plumbing for a washing machine.



Living Room

The living room is a bright and comfortable reception space, with a window and part-glazed door opening into the adjoining garden room. This useful additional room benefits from UPVC double glazing and provides a pleasant connection with the garden, making it suitable for use throughout the seasons.

To the first floor, the landing leads to four bedrooms and the family shower room. The principal bedroom is a double room featuring a vaulted ceiling, Velux roof light and its own en-suite shower room. The en-suite is fitted with a shower cubicle, WC and vanity unit with wash hand basin, together with part-panelled walls, downlights, a window and extractor.

Bedroom two enjoys a front aspect and benefits from useful storage, while bedrooms three and four overlook the rear. Bedroom four also has a storage cupboard, with additional over-stairs storage housing the wall-mounted Vaillant boiler.



Conservatory

The family shower room comprises a large walk-in shower cubicle with Triton shower, WC and wash hand basin. The room is finished with part-tiled walls, a tiled floor, wall-mounted cupboard and window.

Externally, the property benefits from a parking space to the front, positioned in front of the integral garage. A small raised walled garden and steps lead to the front entrance.

To the rear is an enclosed, landscaped garden offering a private and manageable outdoor space. The garden features artificial grassed areas, gravelled and paved pathways, and a pergola providing a sheltered seating area. Its south-westerly orientation makes the most of the available sunshine and, being enclosed, it is a practical setting for families and those with pets.



Conservatory

The combination of versatile accommodation, an integral garage, off-road parking and an attractive enclosed garden makes 21 Chambers Close a practical and appealing home in a popular residential setting. Call now to arrange your viewing.



Living Room



Kitchen



Ensuite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study

Accommodation with approximate dimensions:

Ground Floor

Fitted Kitchen

14' 2" x 13' 6" (4.32m x 4.12m)

Living Room

14' 3" x 10' 6" (4.35m x 3.21m)

Conservatory

11' 10" x 7' 11" (3.62m x 2.42m)

First Floor

Landing

Bedroom One

8' 1" x 10' 5" (2.48m x 3.20m)

Ensuite Shower Room

Bedroom Two

8' 2" x 9' 1" (2.49m x 2.79m)

Bedroom Three

8' 11" x 7' 9" (2.73m x 2.37m)

Bedroom Four/Study

5' 2" x 10' 6" (1.58m x 3.22m)

Shower Room

Integral Garage

8' 2" x 16' 0" (2.50m x 4.90m)

To the front of the integral garage is a tarmac driveway providing off road parking for one vehicle. The garage has double opening doors to the drive and a personal door to the enclosed rear garden.

Parking: Driveway parking.

Property Information:

Services: mains electricity, mains drainage, mains gas and mains water.

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Location: ///gone.teeth.barks

The property can be found by leaving Kendal on the Milnthorpe Road and taking the second right turning after 'Romneys' into Collin Road, continuing onto Collinfield. Carry on straight ahead following the road round, take the



Bedroom One



Ensuite Shower Room



Rear Garden



Rear Garden



Rear Garden

fourth turning left into Chambers Close. Bear left following the road round where number 21 can then be found on your right hand side.

Anti Money Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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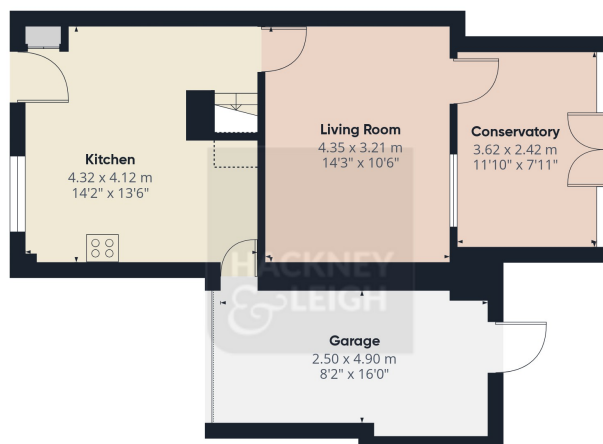


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Floor 0

Approximate total area^m

93.8 m²
1010 ft²

Reduced headroom

0.6 m²
6 ft²

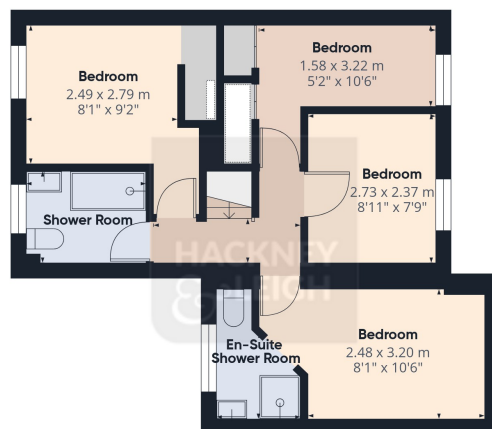
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Floor 1



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