



ARNOLD
GREENWOOD



14 Wattsfield Road, Kendal

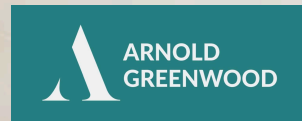
Kendal

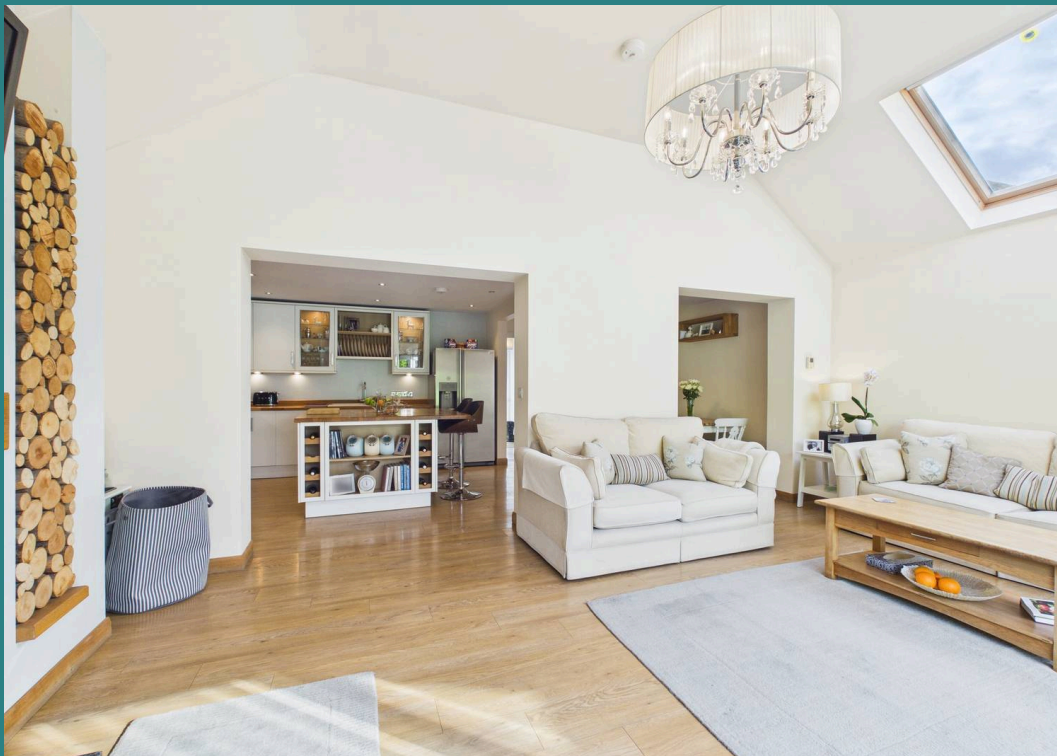
Guide Price **£450,000**

14 Wattsfield Road

Kendal

This beautifully presented detached bungalow offers contemporary living. The property comprises three bright and spacious bedrooms, including a charming first floor bedroom with skylight windows that flood the rooms with natural light and a very handy WC. The main reception room features an open-plan design, seamlessly connecting the lounge, dining, and kitchen areas. The modern kitchen is a standout feature, boasting sleek white cabinetry, integrated appliances, and a stylish central island with seating – ideal for meal preparation and entertaining. Wooden flooring throughout enhances the sense of warmth and elegance, while the living area's wood-burning stove and vaulted ceiling add character and a cosy ambience. Large bi-fold doors in the living spaces open directly onto the garden, maximising indoor-outdoor flow and bathing the interiors in natural light. The expansive rear garden is a true highlight, featuring a lush lawn bordered by privacy hedges and a well-positioned patio for al fresco dining. Green thumbs will appreciate the practical garden shed and greenhouse, while families and entertainers will love the seamless transition from the living spaces to the outdoors – perfect for gatherings or quiet relaxation. The combination of modern finishes, excellent natural light, open-plan living, and versatile outdoor spaces makes this detached bungalow ready to welcome its next owners to a lifestyle of comfort, convenience, and style.





Hallway

Open plan Kitchen/dining/living room

19' 3" x 11' 6" (5.88m x 3.50m)

Bedroom 1

11' 3" x 10' 9" (3.42m x 3.28m)

Bedroom 2

10' 11" x 8' 10" (3.32m x 2.68m)

Bedroom 3

19' 8" x 8' 10" (6.00m x 2.68m)

Bathroom

7' 11" x 6' 3" (2.41m x 1.90m)

Wc

5' 0" x 4' 11" (1.52m x 1.50m)

Garage

20' 3" x 12' 6" (6.18m x 3.81m)

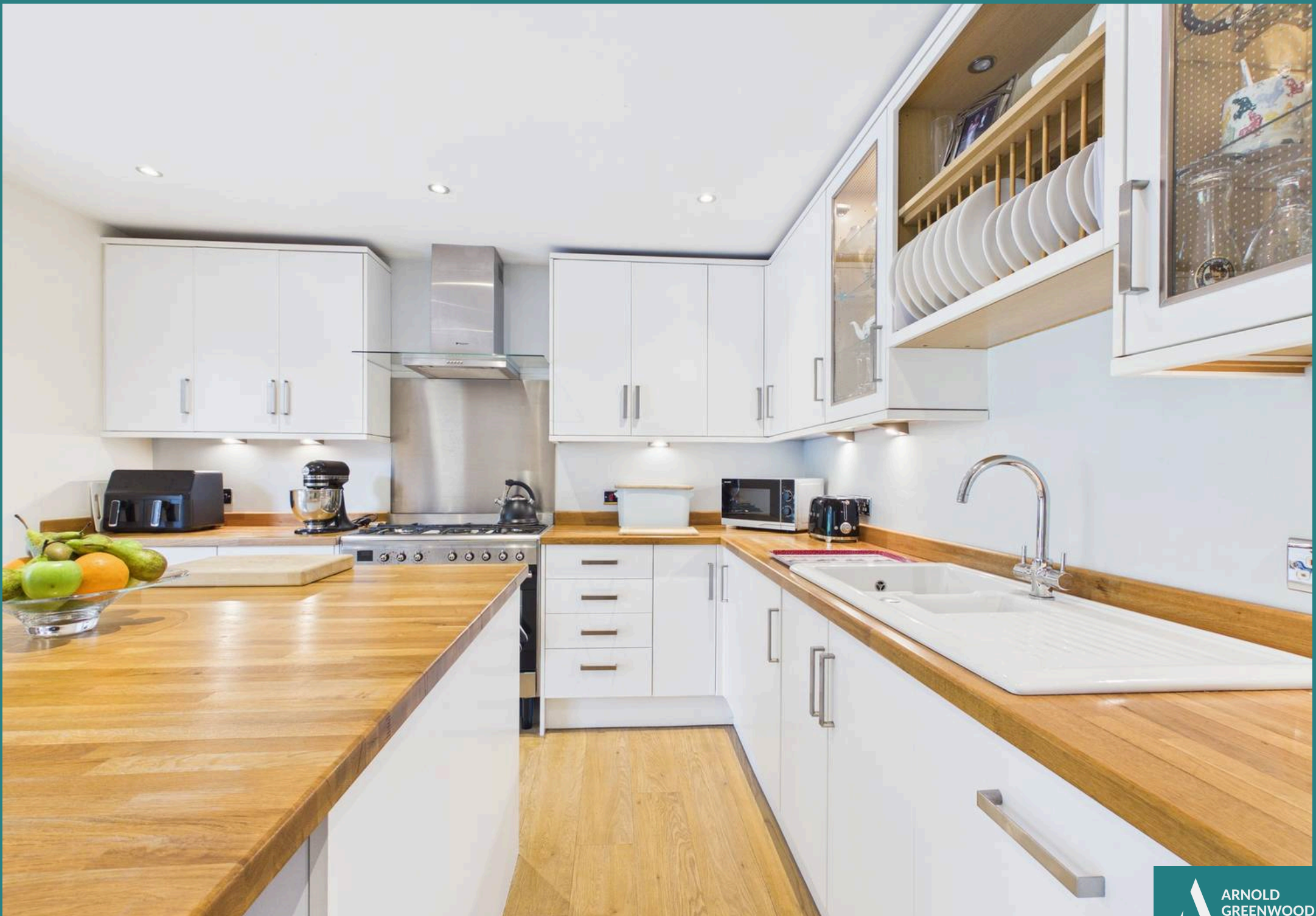
Upstairs garage office

12' 4" x 10' 4" (3.77m x 3.15m)

Upstairs garage storage

18' 10" x 12' 4" (5.73m x 3.76m)







GARDEN

Large and very private rear garden with a generous lawn and seating areas

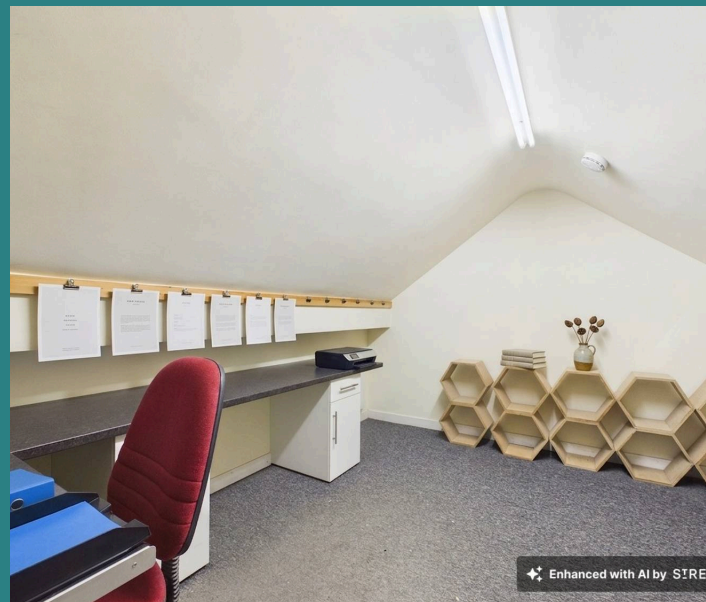
GARAGE

Single Garage

Large garage with plumbing for washing machine and ladder access to the upstairs office space

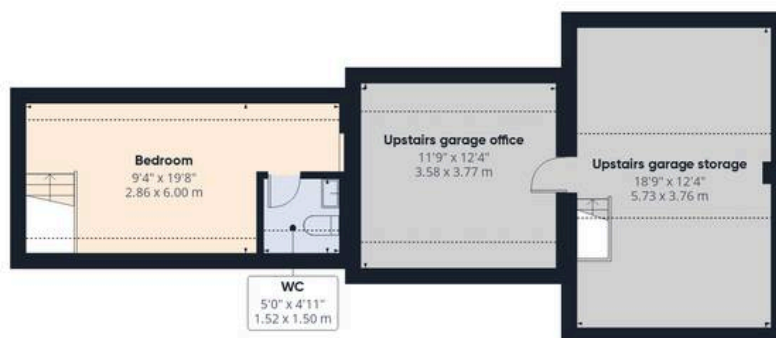
DRIVEWAY

3 Parking Spaces





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1719 ft²
159.6 m²

Reduced headroom

247 ft²
22.9 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



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

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