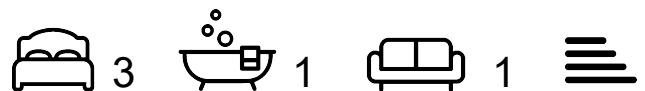




Bluebell Close

Kendal, LA9 7SH

£300,000



- Three Bed Semi Detached
- Dining Area
- Integral Garage and Black Paved Driveway
- Beautiful Gardens
- No Chain

- Living Room with Part-Vaulted Ceiling
- Well Equipped Fitted Kitchen
- Gardener's WC
- Popular Residential Area
- Council Tax Band C

Bluebell Close

Kendal, LA9 7SH

£300,000



A well-presented three-bedroom semi-detached family home situated in the popular Heron Hill area. Bluebell Close is a quiet residential cul-de-sac, conveniently positioned for access to Kendal town centre and the excellent range of amenities available locally.

The accommodation comprises of an entrance vestibule, living room, dining area, fitted kitchen, three bedrooms and a family bathroom. The property also benefits from an integral garage, gardener's WC, beautiful gardens and an attractive block-paved driveway. Further features include double glazing, gas central heating and, importantly, no onward chain.

Heron Hill is a popular residential area, particularly with families, and is well placed for a range of educational facilities. Heron Hill Primary School is nearby on Hayfell Avenue, while secondary education is provided by Kirkbie Kendal School and The Queen Katherine School. Kendal College also offers further education.

Kendal provides an excellent range of shops, supermarkets, cafés, restaurants, leisure facilities and everyday amenities. The town centre is readily accessible, while commuters are well served by nearby Oxenholme Lake District railway station, offering regular mainline services to Lancaster, Manchester and London. The M6 motorway is also easily reached via Junction 36, providing excellent connections to the north and south.

For those who enjoy the outdoors, Kendal is ideally situated on the edge of the Lake District National Park, with the Yorkshire Dales and wider South Lakes also within easy reach. The area offers a wealth of opportunities for walking, cycling and enjoying the surrounding countryside.

Overall, Bluebell Close offers a peaceful cul-de-sac setting within a popular and established residential area, whilst remaining conveniently close to Kendal's amenities, excellent transport links and the beautiful countryside of the South Lakes.

Vestibule

You enter the property via a part glazed front door with side panel and step into the vestibule. This is a place to hang coats and store away shoes in the useful cupboard to the side elevation. An internal door then leads into the living room.

Living Room

This welcoming room has a part vaulted ceiling creating design interest and increasing the sense of space. Natural light comes from the window to the front elevation and from the open arch into the dining room. There is plenty of space for a sofa, chairs, and television table, and there is a useful storage cupboard in the understairs area. The staircase rising to the first floor is open to the living area.

Dining Room

Through the open arch you come to the dining area with space for a family sized table and chairs. To the rear elevation are fully glazed French doors leading to the garden and they help to create plenty of natural light. The room is open to the kitchen.

Kitchen

Fitted with a range of shaker style cabinets at wall and base level and with contrasting worksurfaces running over. The splash backs are finished with a white metro tile and the floor is also tiled. Integral appliances include a four-ring gas hob with a chimney style extractor fan over, an electric oven, a fridge, freezer, dishwasher, and inset stainless steel sink and drainer. There is space and plumbing for a washing machine and a reward facing window overlooks the garden. With the kitchen being open plan to the dining area, this is a highly social space where you can relax and socialise with family and friends.

First Floor Landing

Accessed via the stairs rising from the living room and providing entry to all the first floor accommodation. There is also a useful storage cupboard.

Bedroom One

The largest of the three bedrooms with windows to the front and rear elevations. There is ample room for a double bed and a range of freestanding bedroom furniture including wardrobes and a chest of draws.

Bedroom Two

The second double room is to be found at the opposing end of the landing and has a rearward facing window.

Bedroom Three

The third bedroom is a good sized single, currently utilised as a home office.

Bathroom

Comprising of a bath with thermostatic valve shower over and a glass shower screen, a single vanity unit with a wash-hand basin, WC with concealed cistern, and storage cupboards. The elevations are tiled to the splash areas and there is a chrome heated towel rail.

Integral Garage

The garage has a metal up and over door for vehicular access and there is a pedestrian door to the rear giving access to the garden. With the benefit of light and power and containing the gas fired boiler.

Gardner's WC

Located to the back of the garage, this is a really useful addition. Comprises of a low level WC and a wash-hand basin.

Driveway

The drive is laid with attractive block paving, and this extends to the pathway to the front door. There is space for parking two vehicles in-line.

Gardens

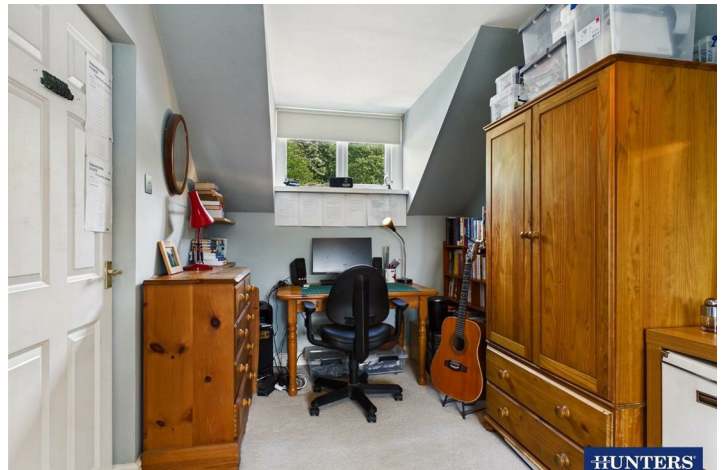
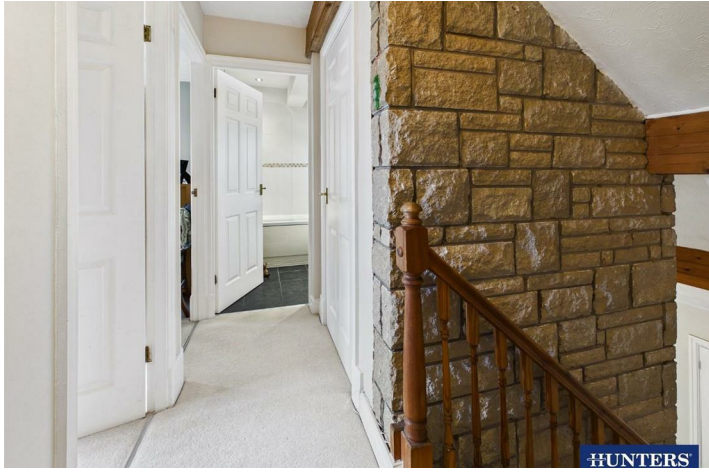
A lawn sets the house back from the street and a mixed hedge creates the border to the adjoining semi. The lawn is broken with some selected shrubs and planting and there is room for pots and planters on the block paving under the living room window. The rear garden is a wonderful space, thoughtfully planted with deep borders packed with specimen plants, trees and shrubs. A shaped lawn leads to the top of the garden where you will find a greenhouse and a raised planting bed. A patio immediately outside of the French doors leading from the dining room provides a seating area. The garden is securely fenced and there is a gate leading put to the side of the property and back to the front drive..

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.

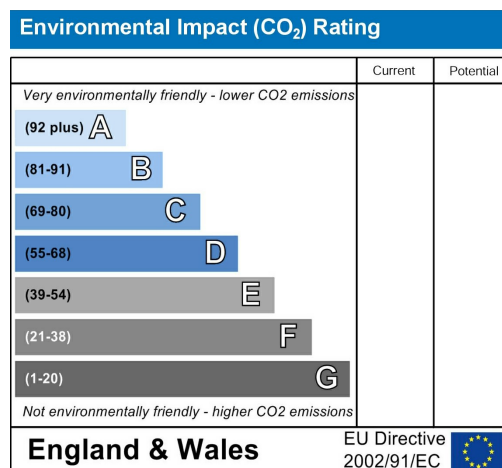
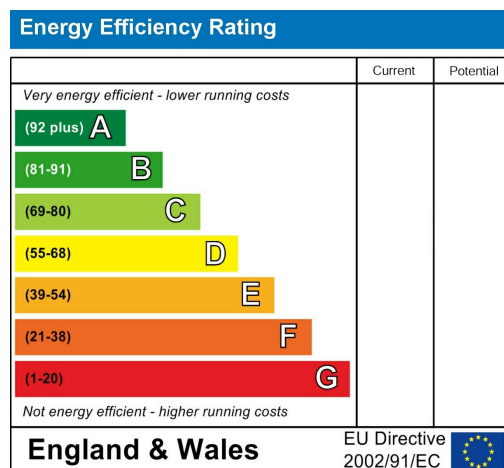
Floorplan







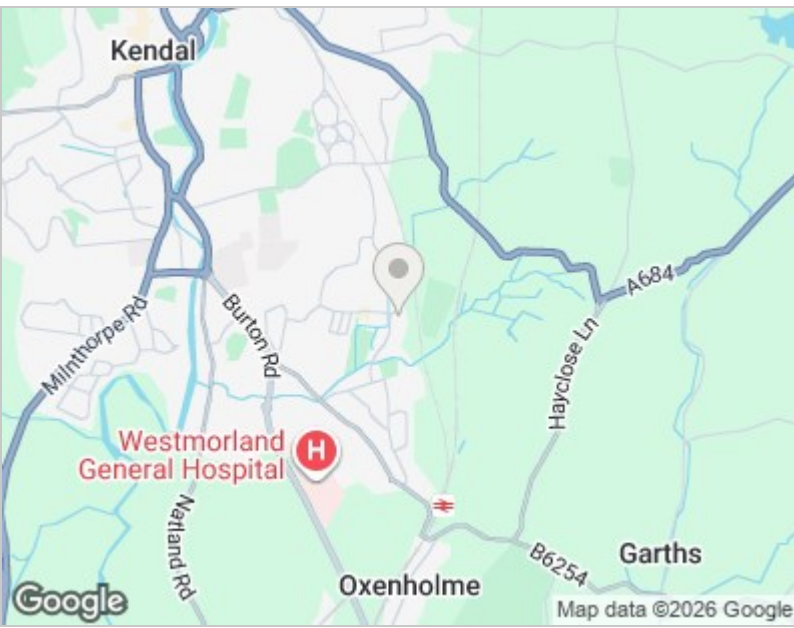
Energy Efficiency Graph



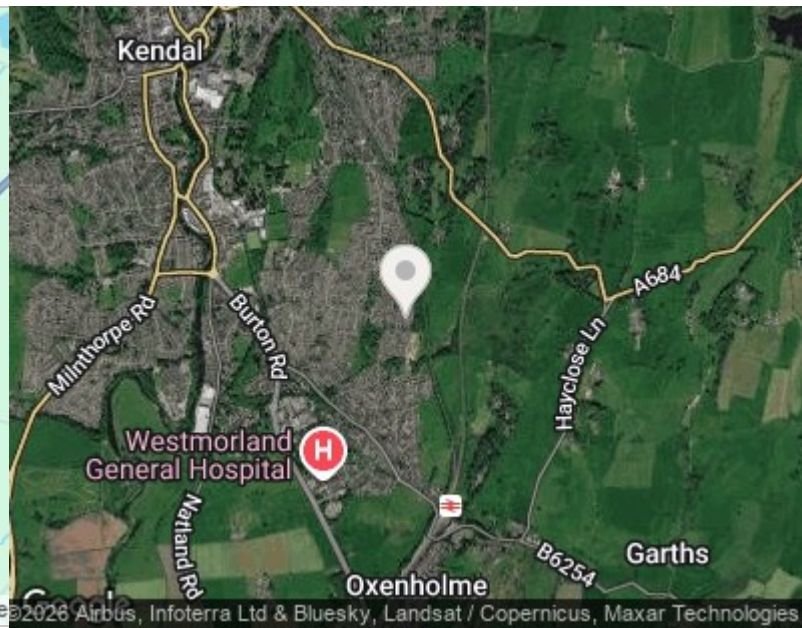
Viewing

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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