



Laurel Gardens

Kendal, Cumbria, LA9 6FE

Guide Price £425,000



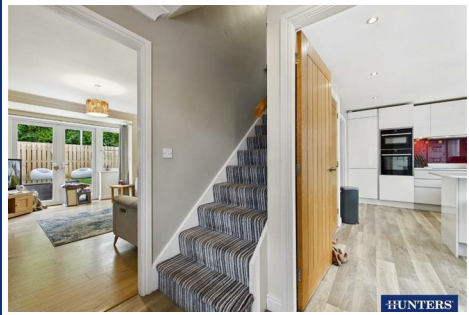
- Four Bed Link Detached Home
- Two Receptions
- Ground Floor Cloakroom
- Attached Garage
- Ideal Family Purchase

- High Specification Kitchen
- Master Bedroom Ensuite
- Family Friendly Rear Garden
- Large Drieway
- Council Tax Band D

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This is an ideal four-bed family home positioned in a quiet cul-de-sac and on a popular development. Highlights include the fitted kitchen with a comprehensive range of cabinets and high end finishes and appliances, a wonderful family friendly and secure rear garden, and great presentation throughout. The list of accommodation comprises of; entrance hall, living room, dining room, kitchen, utility, ground floor cloakroom, four bedrooms of which the master is ensuite, and a family bathroom. There is an attached garage, large driveway, and low maintenance gardens front and rear. With the benefits of double glazing and gas central heating.

Laurel Gardens is a modern and highly regarded residential development situated on the north-western side of Kendal, approximately 1.5 miles from the town centre and it offers a quiet, family-friendly setting with excellent access to the wider town and road network.

Residents are well placed for a range of facilities including supermarkets, local convenience stores, leisure facilities and Kendal town centre, where a broad selection of independent shops, cafés, restaurants and services can be found. Nearby green spaces and footpaths provide excellent opportunities for walking and recreation, with the Lake District National Park just a short drive away.

The area is particularly popular with families due to its access to well-regarded schools. Primary education is available at nearby Stramongate School and St Thomas's CE Primary School, whilst secondary schooling is provided by Kirkbie Kendal School and Queen Katherine School, both within easy reach. Kendal College also offers further education opportunities within the town.

Excellent road and rail links are nearby with Oxenholme Station connecting with the main West Coast line, and the junction 36 on the M6 is just a short drive away.

Entrance Hall

You step through the front door and into a hallway which provides access to the living room, kitchen, the downstairs cloakroom, and the stairs leading to the first floor landing. You will notice the quality oak internal doors which are fitted throughout downstairs, and the coordinated flooring that runs from the entry and through to the kitchen and utility.

Living Room

A recessed bay to the rear elevation looks out over the garden and double doors lead out to the patio. There is plenty of room for a sofa, chairs and television table and there is an opening through to the dining room.

Dining Room

Large enough for a family sized dining table and chairs and with a window to the rear elevation overlooking the garden. An oak door with large panel glass insert leads through to the utility and onwards to the kitchen

Kitchen

The kitchen has been thoughtfully planned, with an extensive range of white cabinets at wall and base level and with a quality stone work surface running over. You will find a selection of neff appliances including an induction hob with a coloured glass splashback and extractor fan over, an electric oven and built-in microwave, a dishwasher, tall fridge and freezer, and an inset stainless steel sink. There is a peninsular unit and breakfast bar with attractive overhead pendant lighting and access to a useful understairs pantry. The kitchen is accessible from either the entrance hall or via the utility, just off the dining room.

Utility

The utility has the same cabinets as in the kitchen and offers plumbing and space for a washing machine, space for a dryer, and a work surface and wall cabinets. An external door to the side leads outside and an internal door goes back in to the dining room.

Cloakroom

Finishing off the ground floor accommodation, the cloakroom is attractively decorated and comprises of a low level WC and a pedestal wash-hand basin

First Floor Landing

Accessed via the stairs rising from the entrance hall, and providing access to the four bedrooms and the family bathroom.

Master Bedroom

The master is a double room with a window overlooking the rear garden, and with built in double wardrobe space. Served by an ensuite shower room.

Ensuite

The ensuite comprises of a shower cubicle, a wash-hand basin set in a vanity unit, and a low level WC. The walls are tiled to the splash areas and there is a radiator for drying towels.

Bedroom Two

The second largest double room, with a window to the front elevation overlooking the front garden.

Bedroom Three

For use as either a small double or large single depending on your preference.

Bedroom Four

A single bedroom, which could be used as a dressing room, home office, play room, or nursery.

Family Bathroom

Comprising of a bath with a shower over and glass shower screen, a wash-hand basin set in a vanity unit, and a low level WC. There is tiling to the splash areas and ceiling spots.

Gardens

The house has a secure, rear garden which is perfect for children with a low maintenance artificial lawn laid on a raised terrace. The garden is securely fenced all round and there is a patio area just outside of the living room, with double doors connecting the outside with the in. Out the front there is a large gravel garden area setting the property back from the quiet cul-de-sac.

Driveway

Running alongside the front garden is a sizable block paved drive which is capable of parking multiple vehicles.

Garage

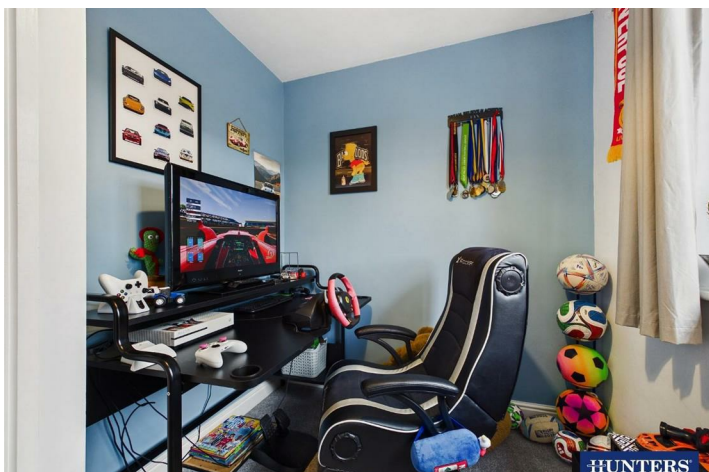
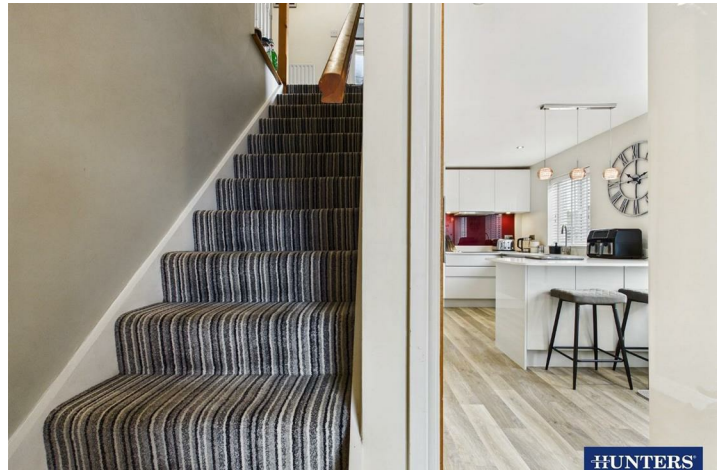
The attached garage has a metal up-and-over door, has light and power, and there is a pedestrian door to the rear elevation which leads out the back garden.

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

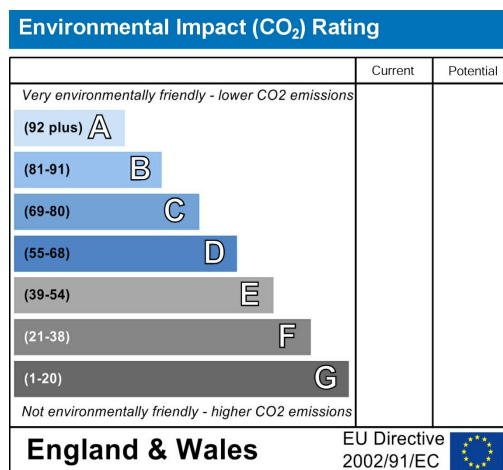
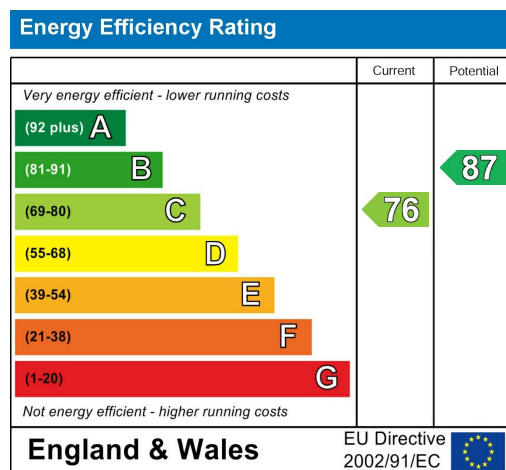






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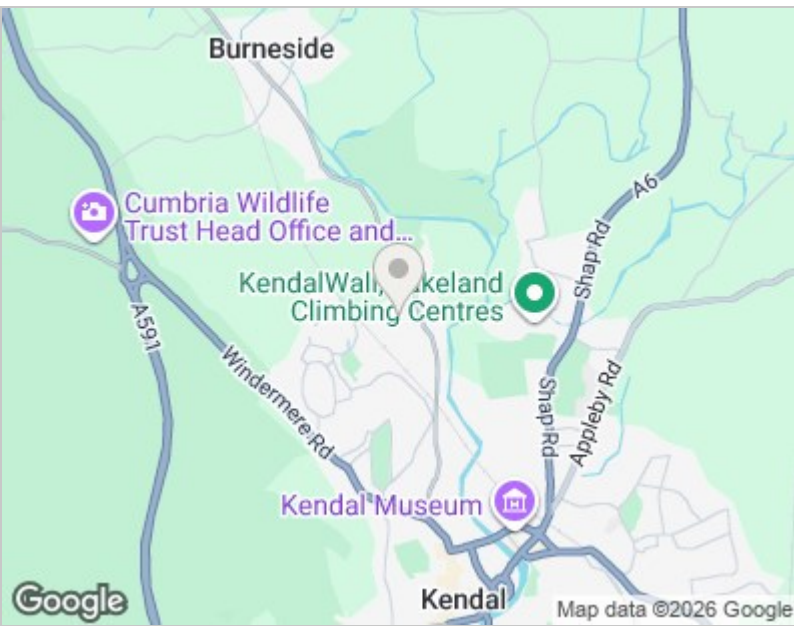
Energy Efficiency Graph



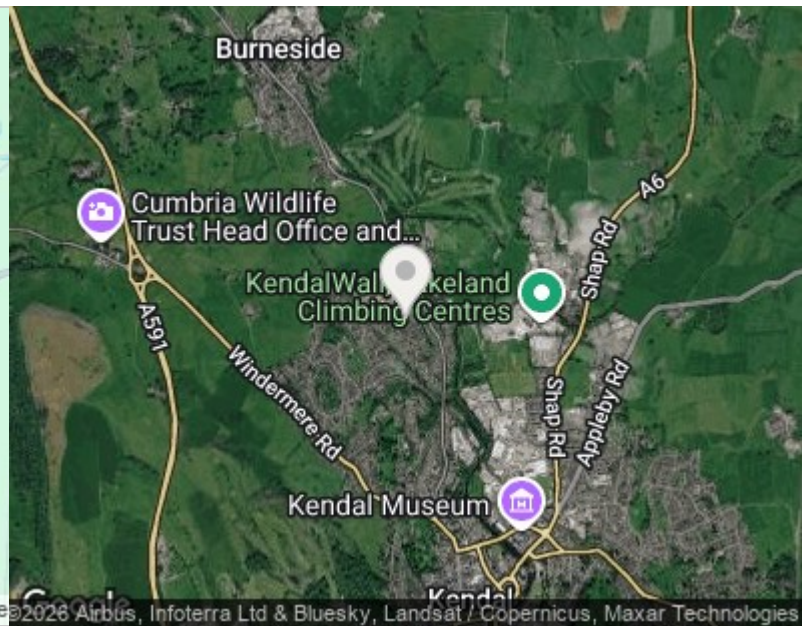
Viewing

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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