



9 Sunnyside





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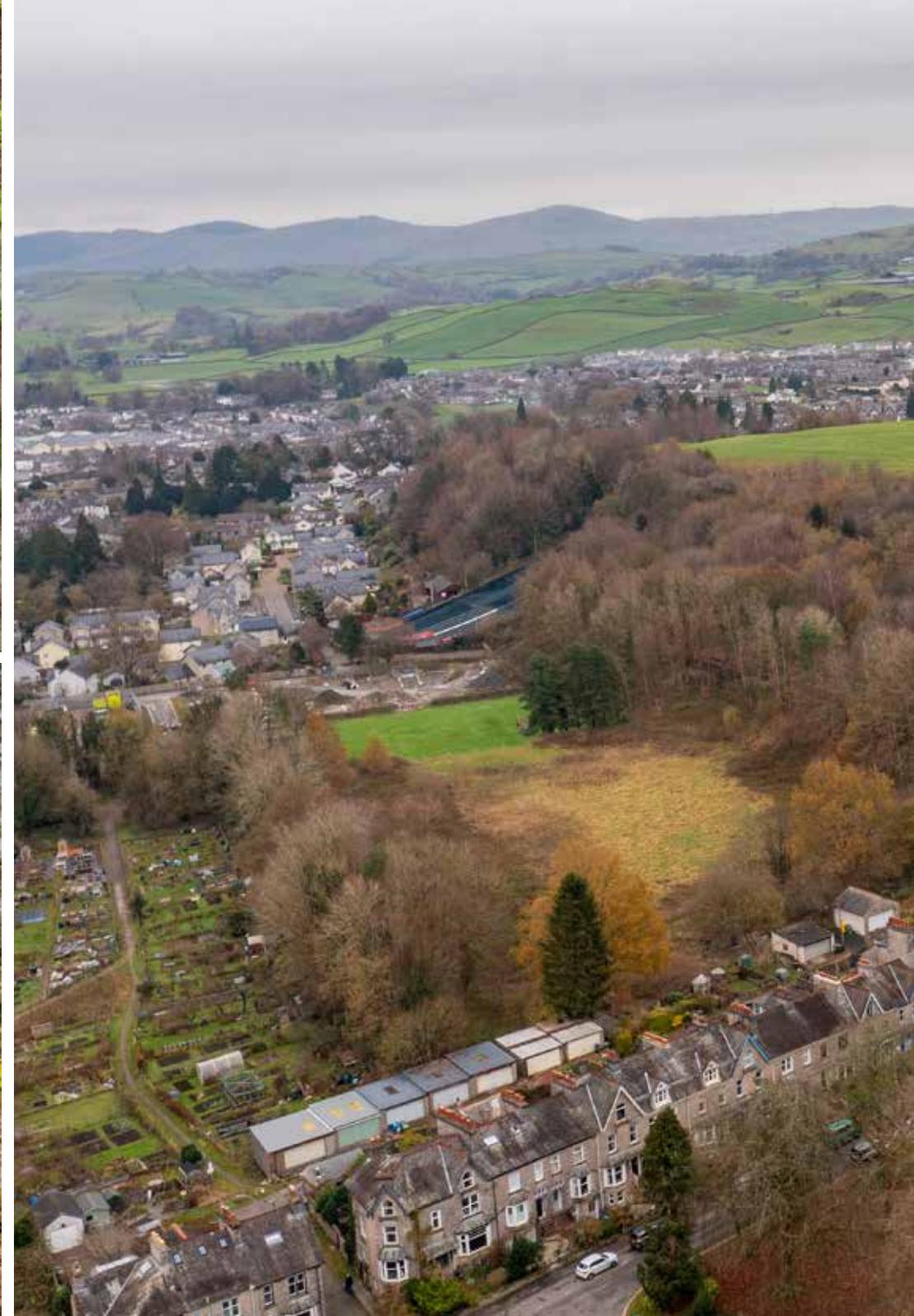
Kendal, Cumbria, LA9 7DJ

This impressive home perfectly balances period character with modern convenience and offers an exceptional opportunity for families seeking a spacious, stylish and well-located property. With its combination of generous living spaces, four double bedrooms, versatile reception rooms and an attractive garden, it represents a rare chance to acquire a home of true quality in one of Kendal's most sought-after areas.

Quick Overview

- Splendid mid-terraced Victorian home
- Situated in one of Kendal's most sought-after areas
- Three reception rooms and breakfast kitchen
- Four well-proportioned bedrooms
- Four piece family bathroom
- Low-maintenance enclosed rear garden
- Large garage and permit parking
- Hive heating system
- Early viewing highly recommended!
- Ultrafast broadband speed*







Location

Asplendid mid-terraced four-bedroom Victorian home, set in one of Kendal's most desirable residential areas, offering generous living space rich in style, character and history. The property has been lovingly maintained by the current owners and provides three reception rooms and breakfast kitchen complemented by four bedrooms. Its position beside Fletcher Park offers both tranquillity and convenience, while the town centre is only a short walk away, with Kendal Castle even closer.

The property is finished with a low-maintenance enclosed rear garden and a rear lane giving access to a large garage providing valuable parking and there is also permit parking available to the front of this substantial family home. Early viewing is strongly recommended.



Comfort & Elegance

Upon entering through the stained-glass door, you are welcomed into a spacious entrance hall with access to the reception rooms, kitchen and stairs leading to the first floor. The living room enjoys a front aspect with a bay window, wood-panelled walls incorporating bookcases and a feature fireplace with coal-effect gas fire. Double door links through to the dining room, which also benefits from panelled walls, a built-in display cabinet and a window overlooking the rear garden.

Specifications

Living Room
10'3 (3.14) x 16'8 (5.09)

Dining Room
9'9 (2.97) x 12'7 (3.84)









Relax & Unwind

Specifications

Snug

6'6 (2.00) x 13'5 (4.11)

Conservatory

7'6 (2.30) x 9'6 (2.90)

Cellar

15.10' (4.85) x 15'4 (4.68)

From the hallway, a further door leads down to the lower ground floor, where there is a cellar room-an excellent additional space-with a window and a useful storage cupboard.

To the rear of the ground floor is a family/snug area, open to the conservatory, creating another inviting reception space with views over the rear garden. The cloakroom includes a WC, wash hand basin, tiled floor and houses the wall-mounted gas boiler.

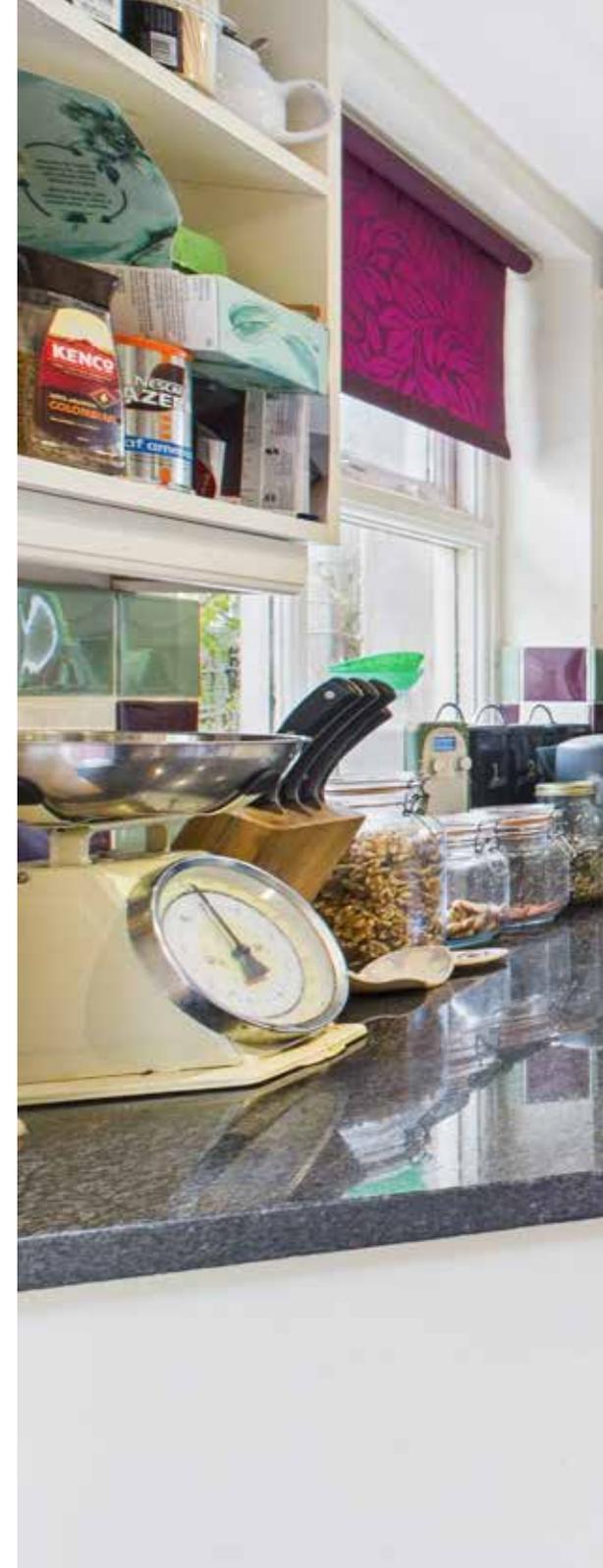


Light & Spacious

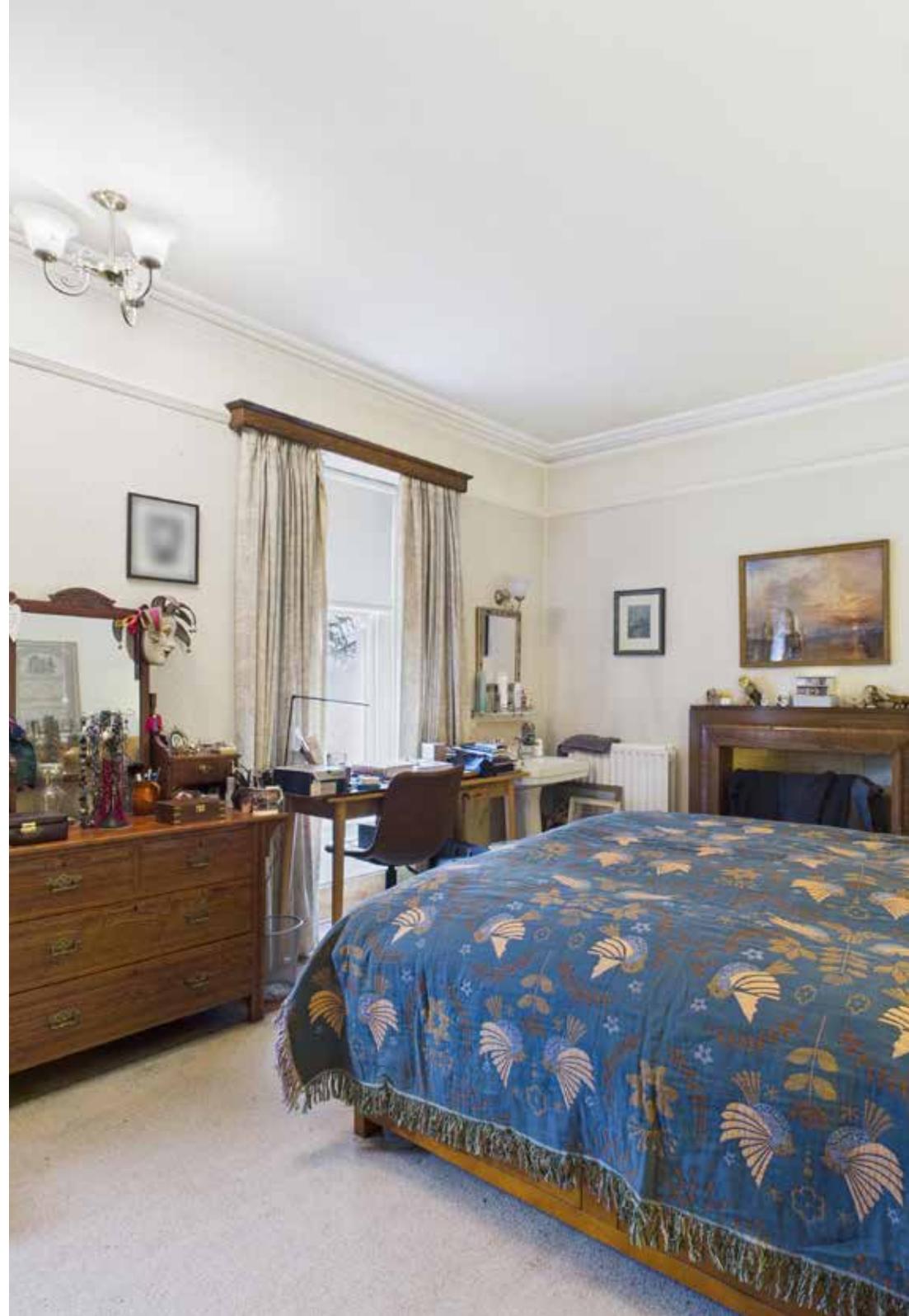
The kitchen is fitted with a range of wall and base units with worktops, including a porcelain Belfast sink, coordinating part-tiled walls and a tiled floor. There is space for a large cooker with stainless-steel extractor, a fridge/freezer and plumbing for both a washing machine and dishwasher. A window overlooks the garden and a door provides direct access outside.

Specifications

Kitchen
9'1 (2.78) x 9'11 (3.03)









Peace & Tranquility

Specifications

Bedroom 1
15'11 (4.86) x 11'4 (3.46)

Bedroom 2
9'8 (2.96) x 14'6 (4.43)

Family Bathroom
6'4 (1.94) x 9'7 (2.92)

On the first floor landing, which features fitted bookcases and useful storage, there are two bedrooms and the house bathroom. The first bedroom is a double with a front aspect looking out over the park and a wash hand basin. The second is another generous double overlooking the rear garden, featuring an open fireplace and wash hand basin.

The house bathroom is fitted with a four-piece suite comprising a freestanding bath with handheld shower, a large walk-in shower, a Burlington vanity unit with wash hand basin and a WC. It is finished with attractive floor tiles, part-tiled walls, a heated towel rail and a window.



Retreat & Scenery

The second floor landing, with storage cupboard and window, leads to two further bedrooms. Bedroom three is a large double with a front aspect and views across to Fletcher Park, along with a wash hand basin. Bedroom four is another good-sized double with a rear aspect, offering views across to the fells.

Specifications

Bedroom 3

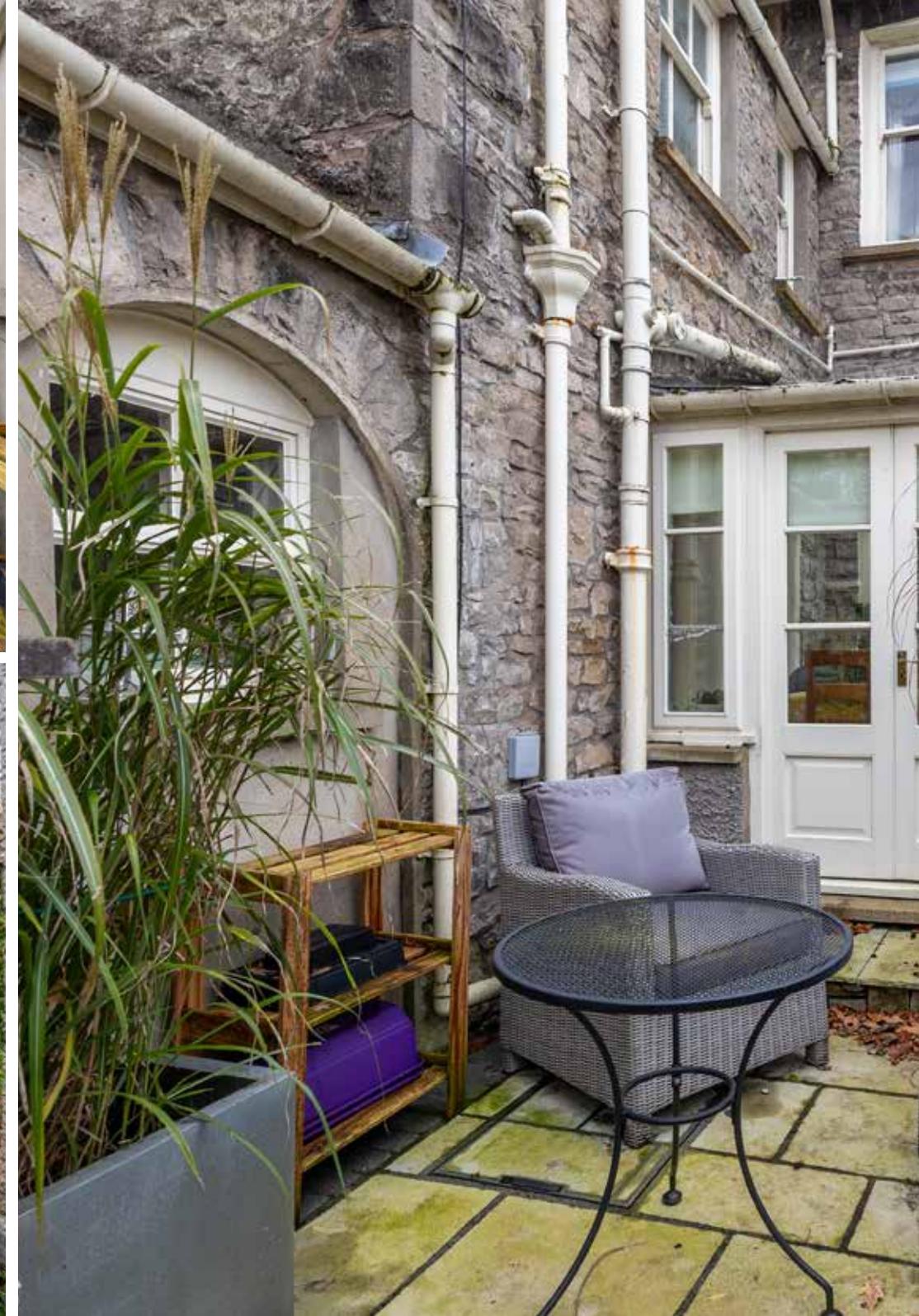
15'10 (4.84) x 12'2 (3.73)

Bedroom 4

9'11 (3.03) x 9'10 (3.02)









Outdoor Space

Outside, the property enjoys a small front garden with mature shrubs and a hedge border, adding to the curb appeal. The rear garden is thoughtfully designed for low-maintenance living, featuring two patio seating areas ideal for entertaining or relaxing, decorative stone chippings, mature shrubs and plants. A gate at the rear leads to the lane, providing convenient access to the garage.



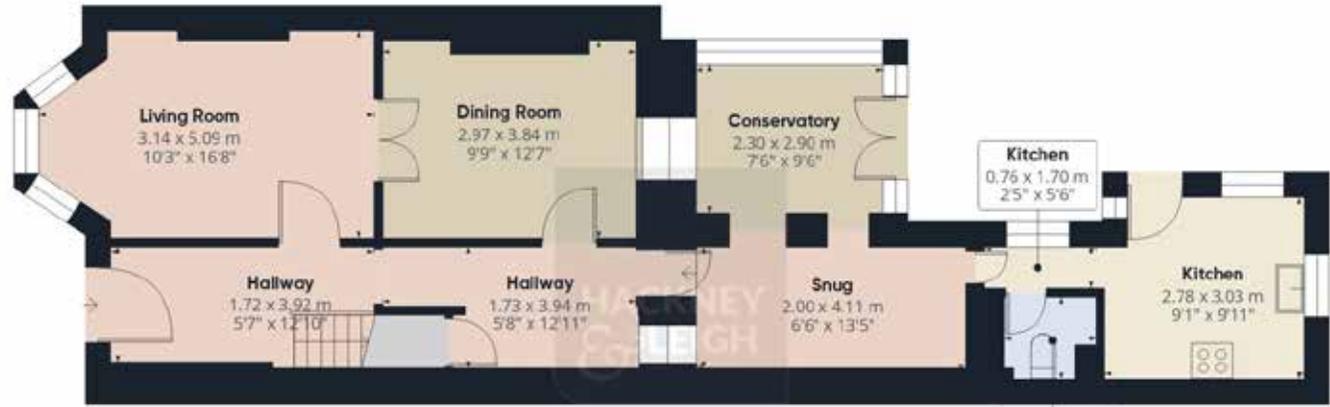
Floorplan

9 Sunnyside, Kendal, LA9

Approximate Area = 2017 sq ft / 187.8 sq m
For identification only - not to scale



Floor -1



Ground Floor

WC
1.27 x 1.43 m
4'2" x 4'8"



Floor 1

Landing
1.14 x 1.74 m
3'8" x 5'8"



Floor 2



Garage



Important Information

Parking:

Two resident parking permits and large garage can be found to the rear of the property.

Tenure:

Freehold.

Council Tax Band:

Westmorland and Furness District Council - Band E.

Services:

Mains water, mains electricity, mains gas and mains drainage.

Energy Performance Certificate:

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

What3Words:

///liked.pizza.puts

Directions:

Situated in an elevated location close to Kendal Castle and overlooking Fletcher Park. Sunnyside can be found by turning left off Aynam Road into Parr Street, follow the road up and over the old canal bridge onto Sunnyside. Number 9 can be found on your left hand side just after the bridge.

Broadband Speeds:

Ultrafast broadband speed*



Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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