



Kendal

£475,000

6 Briarigg, Kendal, Westmorland And Furness, LA9 6FA

A spacious and well presented detached four bedroom family home, positioned within a mature modern development on the sought after north side of Kendal. Enjoying excellent access to nearby schools, supermarkets, the golf club and direct routes into the heart of the Lake District National Park via Windermere Road, the property is also conveniently placed just a short distance from Kendal's historic town center; Offering versatile accommodation and a choice of lifestyles, this home will appeal to a wide variety of buyers.

Upon approach, the property immediately presents an attractive first impression with its beautifully maintained frontage. Entry into the home is via a welcoming hallway which flows effortlessly through to the open plan living and dining area.

Quick Overview

- Detached four bedroom home
- Open plan living/dining room
- Breakfast kitchen with utility room
- En suite to principal bedroom
- Ground floor cloakroom
- Great access to local amenities
- Generous rear garden
- Mature residential development
- Integral garage and driveway parking
- Ultrafast broadband available



4



2



1



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: K7296



Living Room



Dining Area



Breakfast Kitchen



Utility Room

Positioned to the right is the spacious open plan living and dining room, a bright and inviting space benefitting from both a front aspect window and glazed patio doors to the rear, allowing natural light to flood through. An electric feature fireplace with mantle and hearth creates a cosy focal point to the room. The dining area provides the perfect setting for family dining and entertaining, with patio doors opening directly onto the impressive rear garden, seamlessly blending indoor and outdoor living throughout the summer months.

The well appointed kitchen sits to the rear of the home and is fitted with ample wall and base units in a warm wood tone finish. Features include an inset sink with drainer, four ring gas hob with extractor over, integrated oven, space for a fridge freezer, part tiled walls and a pleasant rear aspect. Perfectly sized as a breakfast kitchen, the space lends itself well to more informal dining. Leading on from the kitchen is the useful utility area and cloakroom beyond. The utility room is fitted with worktops alongside space and plumbing for both a washing machine and tumble dryer, whilst also providing access to the rear garden. The adjoining cloakroom comprises a W/C and vanity wash basin.

To the first floor are four well proportioned bedrooms. Bedroom one enjoys a pleasant front aspect overlooking surrounding greenery and offers generous proportions, allowing for a versatile principal bedroom layout. Complementing the room is an en suite shower room fitted with contemporary part tiled and panelled walls, shower cubicle, vanity wash basin, W/C and heated towel radiator. Bedroom two is positioned to the rear and benefits from built in wardrobes, creating an excellent use of space within another generous double bedroom. Bedroom three is a cosy dual aspect double room, enhanced by a dormer window which adds a touch of character and charm. Bedroom four is currently utilised as a home office and also benefits from built in wardrobes, though could easily adapt to suit a guest bedroom, dressing room or single bedroom depending on individual requirements.

The house bathroom has been stylishly updated and features tiled walls alongside a panelled bath with impressive waterfall shower head and separate handheld attachment, complemented by sleek wall mounted controls and glass shower screen for a contemporary finish. A floating wash basin, illuminated mirror, W/C and heated towel radiator complete the space.

Externally, the rear garden is a standout features of the home. Generous in size and predominantly laid to lawn, it provides a fantastic outdoor space. Directly from the rear of the house, a substantial flagged seating area creates the perfect spot for summer dining and morning coffee. The lawn extends beyond, offering plenty of room for play, keen gardeners or simply enjoying the peaceful surroundings. The garden complements the home beautifully and enhances the sense of space both inside and out.

Don't miss our on this fantastic opportunity to acquire a spacious and versatile home in a highly regarded residential setting; contact us today, to arrange a private tour.

Accommodation with approximate dimensions

Entrance Hall



Bedroom One



Bedroom Two



En Suite To Bedroom One



Bedroom Three



Bedroom Four/ Office



House Bathroom

Living Room 13' 5" x 13' 4" (4.11m x 4.07m)

Dining Area 9' 6" x 8' 0" (2.92m x 2.46m)

Breakfast Kitchen 9' 1" x 12' 0" (2.77m x 3.66m)

Utility 9' 1" x 12' 0" (2.77m x 3.66m)

Cloakroom

First Floor

Bedroom One 11' 4" x 13' 4" (3.47m x 4.07m)

Ensuite to Bedroom One

Bedroom Two 11' 4" x 9' 4" (3.47m x 2.87m)

Bedroom Three 12' 9" x 8' 0" (3.90m x 2.46m)

Bedroom Four / Study 9' 6" x 8' 8" (2.92m x 2.65m)

House Bathroom

Garage 17' 6" x 8' 2" (5.34m x 2.50m)

Property Information

Parking: Garage & Driveway Parking

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council tax band: E

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions [///boosted.allies.verse](https://www.what3words.com/boosted.allies.verse)

From Kendal town centre, proceed along Windermere Road and at the traffic lights turn right onto Burneside Road. Continue for approximately 0.6 miles, passing beneath the railway bridge, before taking the left turn onto Briarigg. Follow the road round and take the first right hand turning into the small cul-de-sac.

Once in the cul-de-sac, Number 6 can be found on the left-hand side and is the second property when counting from the road upwards.

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House Bathroom



House Bathroom



Garden



Garden



Garden

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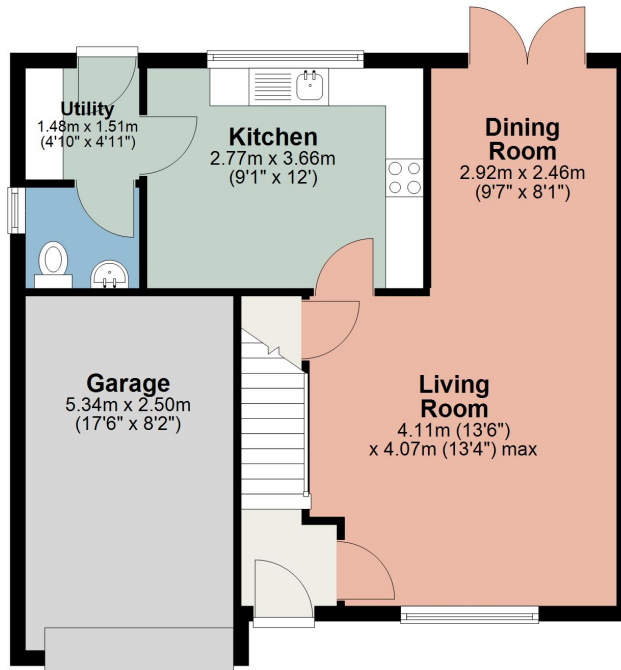


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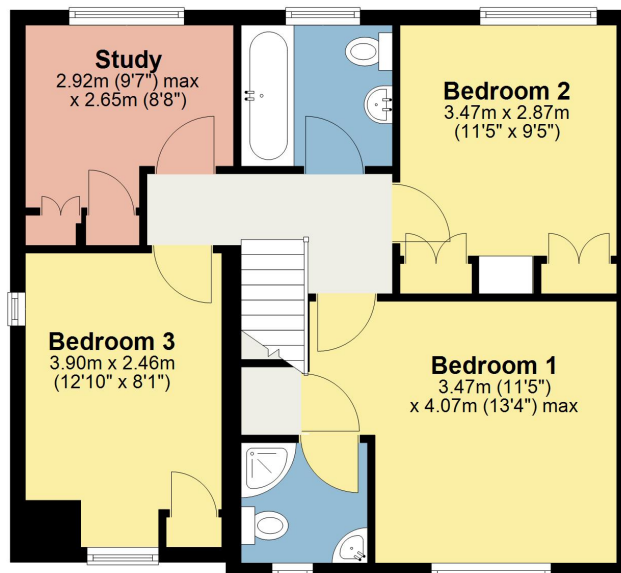
Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



Total area: approx. 112.2 sq. metres (1207.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

6 Briarigg, Kendal

A thought from the owners...

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