MATTHEWS BENJAMIN



3 The Kennels

Grizedale, Ambleside LA22 0QH

Guide Price £575,000

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A newly renovated three bedroom, one bathroom semi-detached home with large gardens to both front and rear bordering open countryside and generous parking. The hub of the house is a superb contemporary kitchen/diner extension with an attractive aspect through bi-fold doors over the patio and raised garden. There is a full length sitting room with French doors and bi-fold doors to either end and a central multi-fuel log burner for those cosy nights. In addition, there is a utility with WC and storage shed at the top of the garden.

A versatile property whether as a permanent residence or potentially as an ideal second home or holiday let.

The property benefits from modern UPVC anthracite double glazed windows, new internal doors throughout, and wet under floor heating in the kitchen extension. This delightful property has recently been totally refurbished with a tasteful appointment of a streamlined kitchen and bathroom installation.



Accommodation
UPVC glazed front door with surrounding glazed panels, leading into;

Entrance Hall
Welcoming wide area with space for a side table, plenty of space for coats and shoes under the staircase.



Sitting Room
Spacious room with French patio doors at the front leading onto the front patio, bi-fold doors at the rear leading onto the rear patio. The room enjoys light coming in from three aspects and far reaching countryside views. A prominent chimney breast has an inset multi-fuel log burning stove set on a slate hearth with surround. The flooring has been left for a new owner to choose their own desired finish.



Utility/ Cloak Room
Useful utility with plumbing for a washing machine and space for a dryer. WC and wash hand basin with mixer tap. Finished with vinyl flooring, extractor fan and fitted mirror with light.



Kitchen/Diner
Stunning open double aspect room with extensive selection of modern white wall, tower units one housing 70/30 integrated fridge freezer and one with pullout shelving as well as deep drawer units and island units. Engineered dark oak work tops and up stands. Stainless steel sink unit with drainer. Integrated appliances also include electric hob with built in extractor, electric combi oven, grill and air fryer and integrated dishwasher. Feature pendant overhead lighting, spot lights and two skylights. There is ample space for a breakfast table and views from the bi-folding patio doors out to the garden. The flooring has been left for a new owner to choose their own desired finish.



Ground Bedroom

A well proportioned light double room with UPVC window to the front aspect enjoying views over the garden. The flooring has been left for a new owner to choose their own desired finish.



First floor

Landing

Stairs lead up to landing with window giving additional light. Attic loft hatch access. The attic is good size with drop down ladder, skylights and partially boarded.



Bedroom One

Spacious double dual aspect room with patio doors opening onto a Juliet balcony overlooking the rear garden. Plenty of space for a king-size bed, dressing area and wardrobes.

Bedroom Two

Spacious double bedroom with window to the front aspect. Ample space for wardrobes and an alcove space above the stairs.



Family Bathroom

Large four-piece white modern suite comprising of shower cubicle with electric Mira shower with rain head and hand shower attachment, Jacuzzi style paneled bath with hand shower attachment, WC and vanity wash hand basin with mixer tap and storage cupboards under. Majority wall tiled with two tone hexagon tiles. Extractor fan, illuminated mirror, chrome ladder towel radiator and frosted window.



Outside

Approached via a private road through Grizedale Forest, the property has a large driveway with flagged path and patio to the front door with external lighting. Offering excellent off-road parking for at least four vehicles. To the front of the property there is a lawned garden area. While to the rear is a substantial patio with external lighting and sockets, and split level raised lawned garden with views towards surrounding countryside. Storage shed with electric cable currently disconnected, providing useful external storage. Opposite the gated driveway for the property is an additional area for parking bordering a stream.



Services
Mains electric and water are connected. Oil fired central heating (wet under floor heating in kitchen). Shared septic tank with three neighbours.

Tenure
Freehold. Vacant possession on completion.

Council Tax Band
C

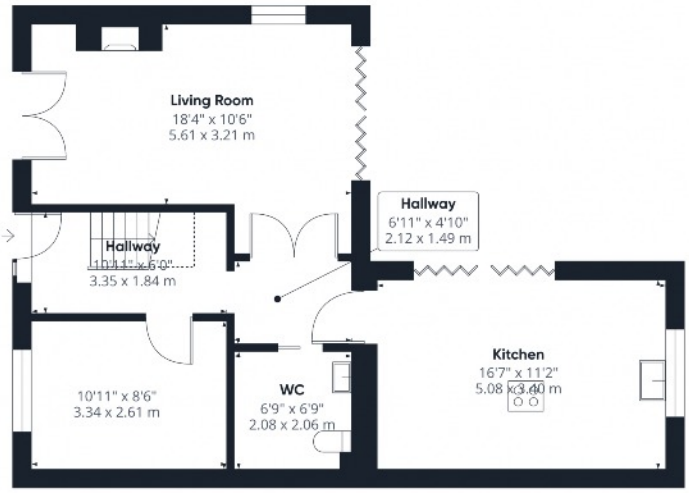
Broadband
For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions
From Hawkshead leave the village from the south side past the primary school and take the next right sign posted Grizedale. Continue up the hill, after passing the Grizedale Lodge Inn on the right, take the next right opening into a private drive which crosses the beck in front of you. Continue along this lane, the property is approximately ½ mile on the left-hand side and the last of two semi-detached properties.

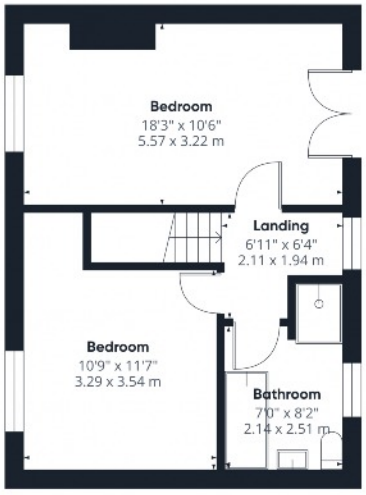
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Floor 0



Floor 1



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Approximate total area(1)

1075 ft²

99.8 m²

Reduced headroom

15 ft²

1.4 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 only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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