

Kendal

£475,000

40 Whinlatter Drive, Kendal, Cumbria, LA9 7HE

Welcome to 40 Whinlatter Drive, an impressive and beautifully presented family home offering versatile accommodation, thoughtfully adapted by the current owners, who have cherished the property since it was built. Arranged over four floors, this substantial six-bedroom home provides generous living space and excellent flexibility for modern family life.

Situated within the highly regarded Oaks development, designed and built by Merewood Homes, the property enjoys a convenient location close to Oxenholme Lake District Railway Station, Westmorland General Hospital and local amenities, with easy access to the M6. There are also local primary and secondary schools nearby, including St Mark's Primary School, which benefits from a school bus service that comes onto the estate and collects children from the green near the play park. The play park, situated directly opposite the property, further adds to the appeal for families.

6	4	1	TBC	*Ultrafast*	*Driveway parking*

Quick Overview

- Impressive six-bedroom family home
- Arranged over four floors
- Generous and versatile living accommodation
- Fabulous kitchen and family space
- Spacious living room
- Principal suite with ensuite
- Three bathrooms/shower rooms
- Convienent location
- Rear garden and integral garage/parking
- Ultrafast broadband speed*

Property Reference: K7405



Living Room



Lower ground floor



Family/dining room/Kitchen



Shower Room

The property is tastefully decorated throughout in a neutral, contemporary style and is ready for its next owners to move straight in. The entrance hallway provides access to the upper and lower floors, an under-stairs storage cupboard, a spacious cloakroom with WC and wash hand basin, and internal access to the integral garage.

The generous living room is positioned towards the rear of the hallway and enjoys three large picture windows overlooking the garden, allowing plenty of natural light. A feature fireplace with coal-effect gas fire and built-in bookshelf complete the room.

The lower ground floor is home to an impressive open-plan kitchen, dining and family area, providing an excellent space for everyday living and entertaining. The lower hallway offers useful built-in storage and access to a separate utility room, fitted with wall and base units, work surfaces, inset sink and drainer, plumbing for a washing machine and space for a tumble dryer.

Accessed through a stylish pocket door, the spacious kitchen and family room offers ample room for cooking, dining and relaxing. The kitchen is fitted with a range of wall and base units, coordinating work surfaces, inset sink and drainer, space for a range cooker with extractor hood, integrated fridge/freezer and dishwasher. A wall-mounted gas fire creates an additional focal point, while doors open directly onto the rear garden.

The first-floor landing provides access to four bedrooms, a shower room, airing cupboard and staircase to the second floor.

The principal bedroom is a generous double, enjoying plenty of natural light and access through two doors to a Juliet balcony. There is also an extensive built-in wardrobe and additional storage. The adjoining ensuite comprises a large walk-in shower, WC and wash hand basin, with tiled walls and flooring, heated towel rail and window.

Bedrooms two and three are comfortable doubles with a pleasant rear aspect, while bedroom four is a well-proportioned single, also overlooking the rear.

Completing the first floor is a spacious shower room fitted with a large walk-in shower incorporating rainfall and handheld shower fittings, WC and wash hand basin. Further features include tiled walls and flooring, heated towel rail and recessed downlighting.

The second floor provides two further bedrooms and the house bathroom, offering additional flexibility for family members, guests or home working.

Bedroom five is a light and airy room with three Velux windows and views towards Scout Scar. Bedroom six is another generous double, also benefiting from three Velux windows and far-reaching views.

The house bathroom is fitted with a freestanding bath, WC and wash hand basin, complemented by tiled splashbacks, heated towel rail, recessed downlighting and a Velux window.

Externally, there is off-road parking to the front and an integral garage with up-and-over door, power and lighting, together with electrics for a car charging point. The rear garden offers a patio area for outdoor dining and entertaining, alongside a lawned area. There is also an external water supply and access to the rear alley.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Six

Offering six bedrooms, three bathrooms/shower rooms, generous reception space and an impressive open-plan kitchen and family area, 40 Whinlatter Drive presents an excellent opportunity to acquire a substantial family home in a popular Kendal development. With schools, amenities, transport links and a children's play park close by, early viewing is highly recommended to appreciate the space and flexibility on offer.

Accommodation with approximate dimensions:
Ground Floor
Entrance Hall
Cloakroom
Living Room
11' 9" x 26' 8" (3.60m x 8.14m)
Lower Ground Floor
Utility Room
4' 9" x 9' 1" (1.46m x 2.78m)
Family/dining room/Kitchen
11' 8" x 26' 8" (3.58m x 8.14m)

First Floor
Landing

Bedroom One
13' 3" x 15' 7" (4.06m x 4.76m)
Ensuite Shower Room
Bedroom Two
12' 5" x 8' 4" (3.80m x 2.56m)
Bedroom Three
11' 4" x 9' 4" (3.47m x 2.86m)
Bedroom Four
7' 9" x 8' 4" (2.37m x 2.56m)
Shower Room

Second Floor
Landing

Bedroom Five
16' 11" x 10' 2" (5.18m x 3.10m)
Bedroom Six
7' 3" x 13' 7" (2.21m x 4.16m)
Bathroom

Integral Garage
16' 0" x 9' 6" (4.88m x 2.91m)

Parking: Driveway parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - BAND F.

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

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



Bedroom One



Bedroom Five



Rear Garden



Bathroom



Rear Garden

What3Words & Directions: ///shorts.tonic.dress

Travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive. Take the second light onto Whinlatter Drive and number 40 is then found on your left overlooking the small children's play area.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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A thought from the owners... “ "We have absolutely loved living here and raising our family here. The Oaks is a pleasant and peaceful community."

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