



11 DUNMAIL DRIVE, KENDAL, LA9 7JG  
**£305,000**

**MILNE MOSER**  
SALES + LETTINGS

## 11 DUNMAIL DRIVE KENDAL LA9 7JG



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GARAGE/STORE  
& PARKING

### OVERVIEW

Ideal for a families or those looking to downsize closer to town, this three bedroom semi-detached house is perfect. The property has been well maintained both inside and out and offers extended accommodation to the ground floor and now boasts a modern kitchen and a conservatory. A utility room/laundry has been created from the rear of the garage and the property is gas centrally heated and UPVC double glazed throughout. Positioned within a leafy square of similar properties, set back from the main road, the properties have open plan front gardens and private rear gardens with access to parking.

The location is ideal for local primary and secondary schools, local shop, bus routes and Leisure Centre. A doctors surgery is close by as is Asda supermarket and Westmorland General Hospital.

### ACCOMMODATION

A path leads across the open square with a private pathway leading to the side of the side of the property. A couple of steps lead up to the frosted UPVC double glazed door.

### HALL

A bright hallway with natural light flooding in from the large window on the stairs. Wood effect flooring, a ceiling light and radiator. Built in cupboard under the stairs.





#### LOUNGE

15' 4" x 11' 9" (4.69m x 3.59m)

A UPVC double glazed window faces the front aspect with pleasant outlook across the garden towards the central trees. Wall mounted modern electric flame effect fire, a radiator and ceiling light. Telephone point.

#### DINING ROOM

12' 11" x 7' 10" (3.95m x 2.38m)

A large archway connects the dining room to the kitchen giving a semi open plan feel. Ideal for family and social dining, there is a radiator, downlights and laminate flooring running through into the kitchen.

#### KITCHEN

12' 4" x 7' 1" (3.77m x 2.16m)

A UPVC double glazed window faces into the conservatory and there is a Velux rooflight providing more natural light. Fitted with cream shaker base and wall units, dark worktops and pale quartz effect splashbacks. Stainless steel sink with drainer, an electric hob with hood over and an electric oven. Space for a fridge and plumbing for a dishwasher. Ceiling light

#### CONSERVATORY

10' 0" x 8' 10" (3.06m x 2.68m)

UPVC double glazed to three sides plus a polycarbonate roof and external door. Electric panel heater.

#### UTILITY/LAUNDRY

7' 9" x 4' 10" (2.35m x 1.46m)

Fitted with worktops and a base unit, the utility/laundry has plumbing for a washing machine, space for a dryer and a ceiling light.

#### SIDE PORCH

A frosted UPVC double glazed door leads to the rear garden and there is a UPVC double glazed window. Ceiling light and hanging space for coats.

#### LANDING

Having two UPVC double glazed windows - one with partial view towards Kendal Castle - and two ceiling lights. Painted banister and spindles.



#### BEDROOM

15' 0" x 9' 4" (4.58m x 2.84m) max

Overlooking the square and trees at the front, this generous bedroom has two built in cupboards plus fitted L shaped wardrobes. Radiator, a ceiling light television point and a UPVC double glazed window.

#### BEDROOM

7' 5" x 10' 5" (2.26m x 3.17m)

UPVC double glazed window to the rear elevation. Access to the part boarded loft which has a drop down ladder, a light and houses the boiler. Radiator, television point and a ceiling light.

#### BEDROOM

7' 7" x 7' 5" (2.31m x 2.25m)

UPVC double glazed window to the rear elevation. Radiator, ceiling light and television point.

#### BATHROOM

5' 4" x 7' 4" (1.62m x 2.23m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a modern suite comprising P shaped bath with shower over and a curved glass screen, a concealed cistern WC and half pedestal hand basin. Chrome heated towel rail, downlights and aquaboard panelling to the walls.

#### EXTERNAL

At the front is a good sized level open plan lawn - ideal for play and bounded by pretty flower borders. The rear garden is landscaped for low maintenance with gravel and block paving providing space for pots and to sit out. A gate leads to the rear access lane, parking and garage.

#### GARAGE/STORE

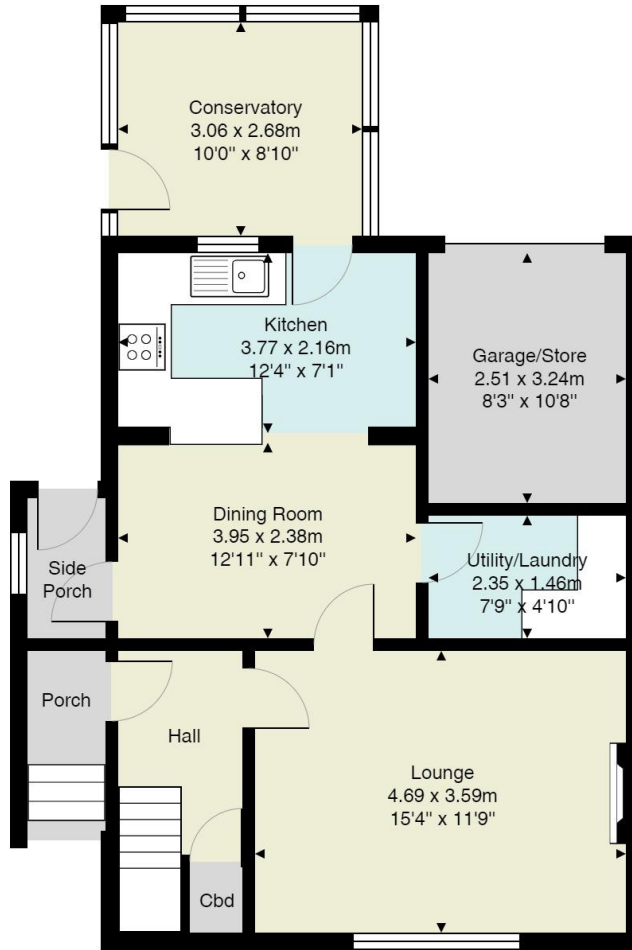
8' 3" x 10' 8" (2.51m x 3.24m)

Having an up and over door, base and wall units, power and light. Ideal for storage or motorbikes.

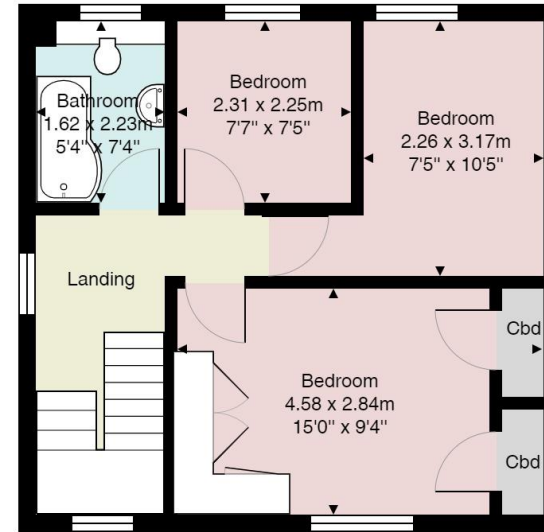
#### DIRECTIONS

Leaving Kendal on A65, Burton Road, continue past the Leisure Centre and at the traffic light turn sharp left onto Heron Hill. Continue along Heron Hill and straight on to Hayfell Avenue. Turn left onto Dunmail Drive. As the road turns to the right, number 11 is on the left hand side to the rear corner of the square. [what3words.com/lasted.club.farm](http://what3words.com/lasted.club.farm)





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
 Measurements are approximate and for display purposes only





**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

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