



11 BUTTERMERE DRIVE, KENDAL, LA9 7PA
£340,000

MILNE MOSER
SALES + LETTINGS

11 BUTTERMERE DRIVE,
KENDAL,
LA9 7PA



4



2



1



PARKING

OVERVIEW

Located on the popular Heron Hill development, this semi-detached house is perfect for family buyers. Having been extended at the rear to both the ground and first floor, this flexible house has space for everyone. There are three reception spaces, ideal for TV, dining and study uses a useful bedroom and shower room on the ground floor, plus three bedrooms and a bathroom on the first floor. A utility room has been created from the garage and storage has also been retained at the front. The rear garden is landscaped for low maintenance and there is external storage. Off road parking at the front. In all - a great house in a desirable location - view now. No onward chain.

ACCOMMODATION

From the driveway, a UPVC double glazed door leads into:

PORCH

A useful space for coats and shoes, a ceiling light and feature glass block window.

LOUNGE

10'3" x 13'2"

A good-sized room with stairs leading to the first floor and a UPVC double glazed window to the front aspect. Wooden fire surround with tiled inset and a gas flame effect stove, a radiator, ceiling light and television cabling. Open access to:





FAMILY ROOM

12'9" x 10'8"

More than a snug, the second reception space has a feature wood burner, and UPVC double glazed door and windows to the rear garden. Laminate flooring runs throughout and there is a ceiling light.

KITCHEN/DINER

8'4" x 22'2"

UPVC double glazed window to the front elevation and a UPVC double glazed frosted door and window face into the garden. The kitchen area is fitted with oak style base and wall units with white worktops and metro style tiling. Five burner gas hob with canopy over, electric undercounter double oven and space for a fridge freezer. Built in cupboard, downlights to the ceiling to the kitchen and a ceiling light in the dining space. Radiator, Velux rooflight and a television point.

STUDY

7'1" x 11'6"

From the family room, a step leads down to a study space. Having a vertical radiator, ceiling light and a Velux rooflight. Laminate style flooring.

REAR HALLWAY

A frosted UPVC double glazed door leads to the rear garden and there is a ceiling light and a UPVC double glazed window.

SHOWER ROOM

5'1" x 6'5"

A great second facility in the property fitted with a quadrant shower cubicle, pedestal wash hand basin and a WC. Downlights, extractor, and a radiator.

BEDROOM

8'4" x 9'8"

Perfect for visitors or those with limited mobility, this ground floor bedroom has a UPVC double glazed window, radiator, and a ceiling light.

UTILITY ROOM

Having plumbing for a washing machine, an extractor, and a ceiling light. Fitted worktops and a built-in double cupboard. A frosted UPVC door leads to:



STORE

UPVC double doors lead to the front driveway and there is light and power.

LANDING

Ceiling light.

BEDROOM

9'11" x 13'3"

UPVC double glazed window to the front elevation. Built in cupboard over the stairs housing the boiler, a ceiling light and a radiator. Laminate flooring and access to the loft.

BEDROOM

12'1" x 10'8"

Another good-sized double bedroom with excellent views to the rear and side towards Helm and Benson Knott. Radiator, ceiling light and two UPVC double glazed windows.

BEDROOM

8'5" x 6'8"

UPVC double glazed window to the front aspect. Built in cupboard over the stairs, a ceiling light and a radiator.

BATHROOM

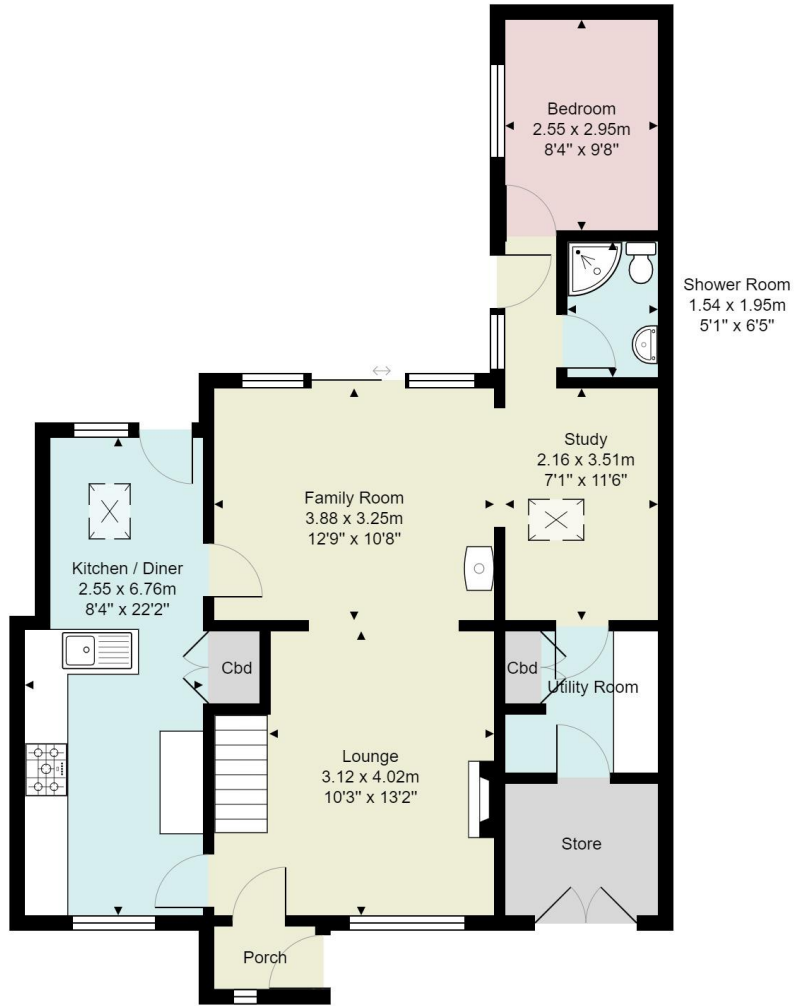
5'5" x 6'2"

Frosted UPVC double glazed window to the rear elevation. Fitted with a white suite comprising bath with shower over, a pedestal wash hand basin and WC. Fully tiled, there is a ceiling light, chrome heated towel rail and an extractor.

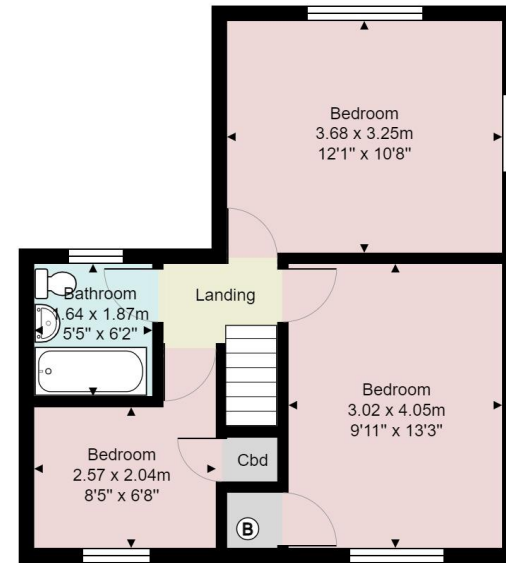
EXTERNAL

At the front of the property is a driveway parking area with space for a couple of cars/vehicles plus a further area laid with sleepers. The rear garden is enclosed and has been landscaped for low maintenance. Block paving provides space for entertaining and there is a decked area with low level lighting - perfect for chairs and a table. External light and tap plus an outhouse/store.





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

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold


Council Tax Band: D

EPC Grading: C

DIRECTIONS

Leaving Kendal on A65, Burton Road, turn sharp left at the traffic lights onto Heron Hill. Turn right onto Esthwaite Avenue and follow up passing the shop and up the hill. As the road levels out, turn right onto Buttermere Drive with the property located to the left hand side.

what3words.com/float.beast.fire

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	83
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.