



14 SYCAMORE AVENUE, SEDBERGH, LA10 5EZ
£475,000

MILNE MOSER
SALES + LETTINGS

14 SYCAMORE AVENUE, SEDBERGH, LA10 5EZ



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GARAGE &
PARKING

OVERVIEW

Set in an elevated position to make the most of the stunning views towards the Howgills, making the most of the first floor living accommodation and has been comprehensively updated and modernised by the current vendors. Now a stylish home, the property boasts an open plan family lounge kitchen area, high quality bathrooms and modern decor throughout. Ample off-road parking and an integral garage. The rear garden has been landscaped with numerous seating areas created to make the most of the outside space. Gas central heating throughout plus UPVC double glazed windows and doors.

Sedbergh is located approximately 10 miles from Kendal and is perfect for travel via the M6 at junction 37 or across the Yorkshire Dales. Known as a 'Book Town', the town is also famous for its highly regarded independent school and is surrounded by rolling hills and dales.





ACCOMMODATION

Starting at the upper floor:

LANDING

Having a built-in cupboard, downlights to the ceiling and a radiator. LVT flooring.

OPEN PLAN KITCHEN/LOUNGE/FAMILY ROOM

12' 9" x 27' 0" (3.89m x 8.24m) average

This impressive space is ideal for busy families and has UPVC double glazed windows facing the front and rear with views towards the Howgills. The kitchen area has been fitted with stylish dove grey shaker style base and wall units with pale granite worktops and a one and a half bowl sink, complete with Quooker tap. Integrated Miele dishwasher, full height fridge and separate freezer and washing machine. Induction hob with hood over and an electric oven. A UPVC double glazed door leads to the rear garden.

The lounge/family room has bespoke Sharps bookcases and matching media centre with cupboards and shelving. There are three radiators in the room along with a ceiling light, downlights, and cafe lighting above the breakfast bar.

BEDROOM

10' 3" x 10' 9" (3.12m x 3.27m)

A double bedroom. UPVC double glazed window to the rear aspect. Ceiling light and a radiator.

BEDROOM/DINING ROOM

8' 3" x 10' 0" (2.52m x 3.06m)

Used by the current owners as a dining room, this room is equally suited to being used as a double bedroom. Radiator and a ceiling light. UPVC double glazed window.

BEDROOM

7' 4" x 10' 3" (2.24m x 3.14m)

UPVC double glazed window facing the front elevation. Bespoke media centre storage, downlights and a radiator.



BATHROOM

7' 6" x 4' 11" (2.28m x 1.49m)

Frosted UPVC double glazed window to the side aspect. Another high-quality bathroom redesigned by a local company. Now fitted with a bath with enclosure style screen, fixed head and riser, a concealed cistern WC and vanity wash hand basin. The bathroom is fully tiled and there is a wall mounted mirror with spotlight above, downlights, a recessed cupboard, and a shaver point. Heated towel rail.

HALLWAY

Reconfigured to create a welcoming and bright entrance, the hallway has stairs to the first floor, downlights, and a radiator. A low-level cupboard provides space for shoes.

BEDROOM

11' 9" x 12' 5" (3.58m x 3.79m) plus Sharps fully fitted dressing area. UPVC double glazed window to the front aspect. A good-sized double with a radiator, ceiling light and telephone point. A dressing area has been created at the rear of the room and is fitted with bespoke wardrobes and drawers, downlights, and a vertical radiator. Built in cupboard under the stairs.

ENSUITE

6' 5" x 4' 6" (1.96m x 1.36m)

Redesigned by a local firm, the ensuite is now fitted with a quality three-piece suite comprising concealed cistern WC, a vanity wash hand basin and walk in shower cubicle with both fixed head and riser. Fully tiled, there is a wall mounted mirror, shaver point, heated towel rail, extractor, and downlights.

GARAGE

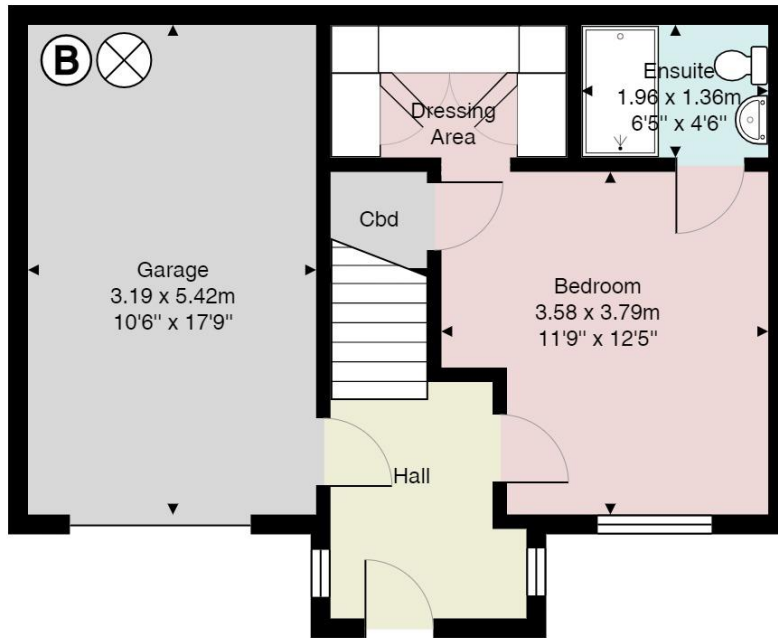
10' 6" x 17' 9" (3.19m x 5.42m)

An integral garage with electric roller door, power, light and tap. Vaillant boiler and hot water cylinder.

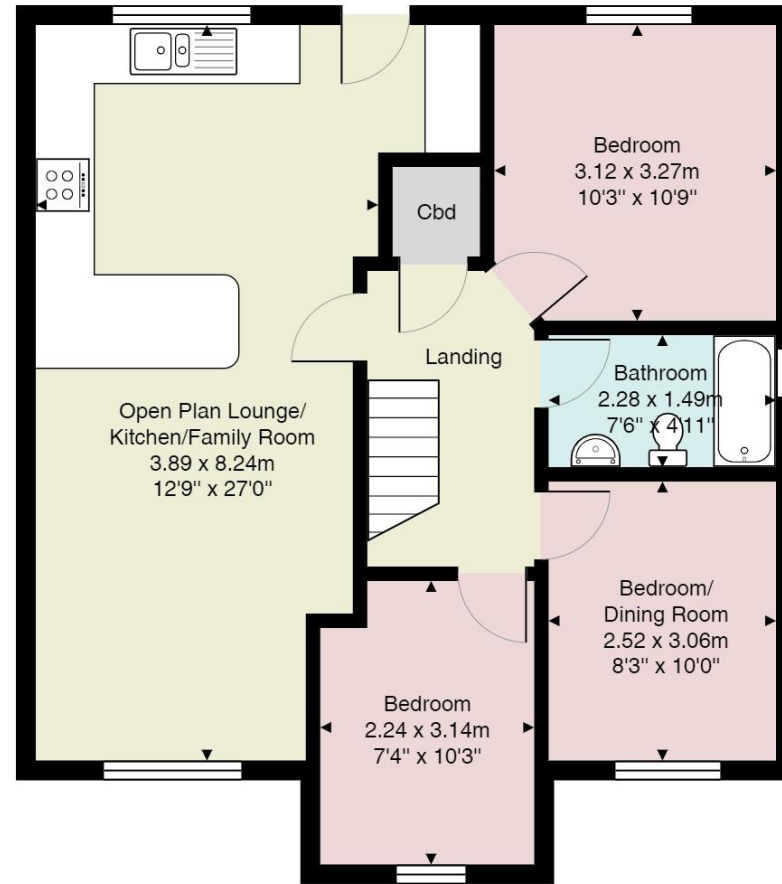
EXTERNAL

To the front of the property is a block paved driveway with access to the garage. A terraced garden with steps and woodblock edged beds leads up at the side into the rear garden. Overhauled and landscaped by the current owners, the rear garden now has seating areas in which to sit and unwind, flower and shrub borders and a patio adjacent to the house. Pathways weave between plants and there is a hardstand for greenhouse. External tap and socket.





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: Water, Gas, Electric and Drainage

Tenure: Freehold


Council Tax Band: E

EPC Grading: C

DIRECTIONS

From junction 37 of the M6, follow signs to Sedbergh. Upon reaching the town continue past DT Close garage, taking the next left after the Spar shop onto Woodside Avenue and then left again onto Sycamore Avenue. At the junction the property is located just to the right.

what3words.com/kinks.island.immune

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	83
(69-80)	C	69
(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

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