



9 ABBEY GARDENS, NATLAND, KENDAL, LA9 7SP
£595,000

MILNE MOSER
SALES + LETTINGS

9 ABBEY GARDENS
NATLAND
KENDAL
LA9 7SP



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DOUBLE
GARAGE

OVERVIEW

In the corner of a desirable cul de sac, 9 Abbey Gardens is an executive style detached house with an excellent layout, gardens to two sides, a double garage and lots of parking. Perfect for a growing family, the accommodation is over two levels with a dual aspect lounge, impressive stylish kitchen diner and a useful study all to the ground floor. Across the first floor are five bedrooms - one with ensuite and a family bathroom. Completing the family wish list is the all important utility room/laundry and a ground floor cloakroom. Being to the corner, the property has enclosed garden spaces to the side and rear, bounded by evergreens for privacy and there is a generous driveway and double garage. In all, an excellent home, well located within a popular village with primary school, public transport and church all close by.

ACCOMMODATION

From the block paved driveway and low maintenance garden area at the front, an open porch and glazed door leads into:

ENTRANCE HALL

A glazed door leads into the main hall and there is a ceiling light and radiator.

WC

Frosted UPVC double glazed window, a wall hung wash hand basin and a WC. Mosaic splashback tiling, downlights and a radiator.

STUDY 9' 6" x 10' 9" (2.91m x 3.28m)

UPVC double glazed window, a radiator and ceiling light.





HALL

An impressive hallway with staircase leading to the first floor and a generous built in double cupboard, ideal for coats and shoes. There is further storage under the stairs, two ceiling lights and a radiator. Natural light is provided from a UPVC double glazed window with stained glass pane on the stairs.

LOUNGE 12' 4" x 20' 3" (3.76m x 6.17m)

Another good sized room with two UPVC double glazed windows and sliding patio doors leading to the patio at the rear. Cream fire surround with marble style inset and a living flame gas fire. Two radiators, a ceiling light and two wall lights.

KITCHEN DINER 20' 6" x 13' 10" (6.25m x 4.21m) extending into the seating area 15' 4" (4.68m)

Ideal for families, the kitchen diner has been extended at the rear creating a glazed seating area looking out across the garden. The kitchen area has been fitted with dove grey handle-less base and wall units with slim profile worktops and a one and a half bowl sink. The Neff cooking appliances include an induction hob with hood over, an electric hide and slide oven with warming drawer under and a multifunction microwave/oven. Contemporary tiled splashbacks, space for an American fridge (with plumbing behind) and a heated towel rail. Integrated dishwasher. Downlights, under unit lighting, a ceiling light and radiator. There are two UPVC double glazed windows to the kitchen area and the seating area has UPVC double glazed windows to three sides plus an external door.

UTILITY ROOM 7' 5" x 5' 11" (2.26m x 1.79m)

Fitted with grey base and wall units, dark worktops and a stainless steel sink unit. Wall mounted Vaillant boiler and an external door. Plumbing for a washing machine, a ceiling light and tiled splashbacks.

LANDING

A galleried landing with two UPVC double glazed windows - one of which has attractive stained glass panes. Built in double cupboard housing the hot water cylinder, a radiator and a ceiling light.

BEDROOM ONE 12' 0" x 13' 10" (3.66m x 4.21m) max

Two UPVC double glazed windows over the garden. Radiator, a ceiling light and four built in double wardrobes (one with a concealed dressing table/vanity area).



ENSUITE 7' 5" x 6' 0" (2.26m x 1.82m)

Frosted UPVC double glazed to side. Fitted with a generous quadrant shower cubicle, a wall hung wash hand basin and a WC. Tiling to the walls, an extractor, ceiling light and heated towel rail. Mirrored cabinet with light.

BEDROOM TWO 12' 4" x 10' 1" (3.76m x 3.07m)

UPVC double glazed window, a double wardrobe, radiator and ceiling light.

BEDROOM THREE 12' 5" x 9' 8" (3.79m x 2.94m) max

Two UPVC double glazed windows. Triple built in wardrobe with sliding doors, a radiator and ceiling light.

BEDROOM FOUR 8' 2" x 9' 9" (2.49m x 2.97m) max

Double wardrobe with sliding doors, a ceiling light and radiator. UPVC double glazed window. Currently used as a study.

BEDROOM FIVE 8' 5" x 11' 3" (2.56m x 3.44m)

UPVC double glazed window with lovely view towards Natland church. Built in double wardrobe with mirrored sliding doors, a radiator and ceiling light.

BATHROOM 7' 0" x 7' 3" (2.12m x 2.21m)

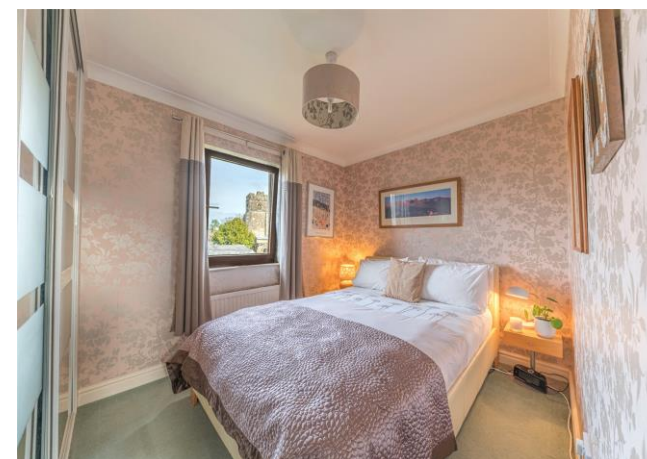
Attractive stained glass UPVC double glazed window. Pedestal wash hand basin, WC and bath with shower over and glass screen. Neutral tiling to the walls, heated chrome towel rail and downlights to the ceiling.

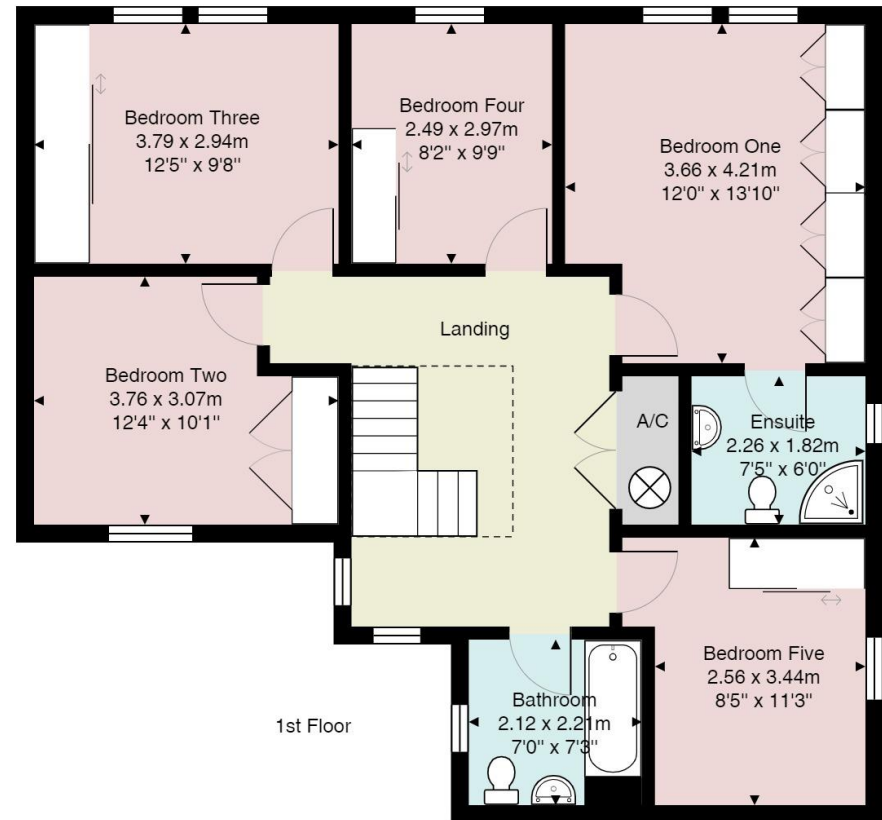
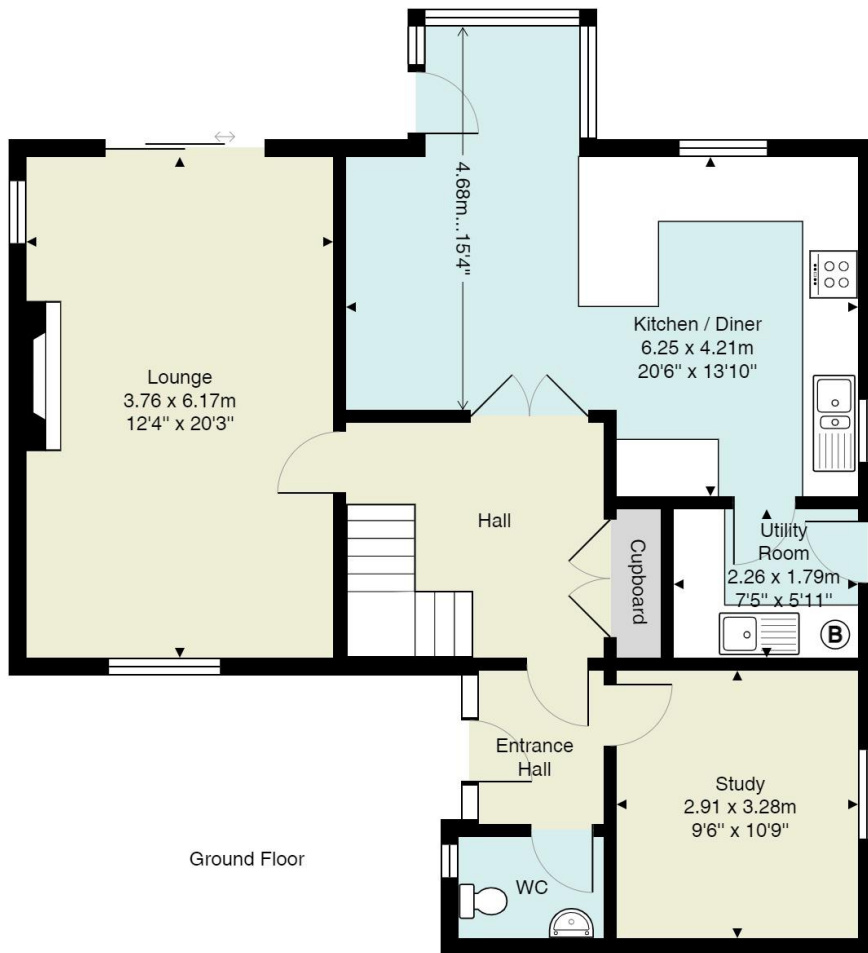
EXTERNAL

Well maintained garden spaces extend to the rear and side of the property with a generous block paved driveway and low maintenance garden at the front. The enclosed rear and side garden are mostly lawned with evergreen shrub and wall boundaries and a patio adjacent to the house. A further patio provides space for a shed if needed and there are two raised beds for vegetables and ornamental trees. At the side of the garage is an electric car charging point

DOUBLE GARAGE 16' 10" x 16' 5" (5.13m x 4.87m)

Having an electric up and over double door, power, light and tap. Pedestrian door at the rear.





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





DIRECTIONS


From the roundabout with Kirkbie Kendal School, proceed on Natland road out of town. Once reaching Natland turn onto Helme Lane (to the right hand side of the church/green). Right again onto Robby Lea Drive and immediately right onto Abbey Gardens. The property is located to the far right hand corner. what3words.com/play.milk.belly

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. The property has FTTC standard broadband connected with speeds between 50-70mbps.

Tenure: Freehold

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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