



5 HELME CHASE GARDENS, KENDAL, LA9 7HT
£525,000

MILNE MOSER
SALES + LETTINGS

5 HELME CHASE GARDENS KENDAL LA9 7HT



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GARAGE &
PARKING

OVERVIEW

Located in a leafy cul de sac, this four bedroom house is perfect for growing families or those looking a modern executive style home. The accommodation is over two floors with a generous sitting room opening into a dining conservatory which has lovely views across the garden to a field beyond. Three of the four bedrooms are doubles, with the master having a dressing area and ensuite. Decorated neutrally throughout, the property has modern internal fittings and integrated appliances to the kitchen.

The enclosed rear garden is well planted and there is off road parking and a garage. Available with no onward chain.

The location is perfect for doctors, supermarket and bus stops - schools and Kendal Leisure centre are also a stones throw away.

ACCOMMODATION

Approaching across the front garden, a frosted glazed door leads into:

HALL

A good sized hallway with ample space for coats and shoes, wider than average stairs lead to the first floor and there is wood flooring, a ceiling light and radiator. Telephone point.

WC

A must have for any family home, the WC has a frosted double glazed window, half wall height tiling, a radiator and ceiling light. WC and pedestal wash hand basin.





SITTING ROOM

19' 10" x 13' 10" (6.04m x 4.22m)

Double glazed windows face the side and rear aspects and glazed double doors lead to the conservatory. Fire surround with fossilised inset and a living flame gas fire. Four wall lights, a ceiling light and two radiators.

CONSERVATORY

11' 0" x 9' 6" (3.36m x 2.89m)

Currently used as a dining room, the conservatory has an insulated roof - perfect for year round use - and double doors leading to the garden. Hexagonal in shape, there are double glazed windows to five sides with view over the garden to the field beyond. Radiator and a ceiling light.

KITCHEN

10' 7" x 13' 6" (3.24m x 4.12m)

Double glazed windows over the front garden and the driveway at the side. Fitted with pale maple style base and wall units with green worktops and a stainless steel one and a half bowl sink with drainer. Integrated gas hob with hood over, an electric double oven, dishwasher and fridge freezer. Under unit lighting, tiled splashbacks, plinth heater and downlights. Radiator. The kitchen has space for a table and there are two good sized cupboards for storage. Internal connecting door to the garage.

LANDING

A galleried landing with a radiator, ceiling light and built-in airing/cylinder cupboard. Access to the loft.

BEDROOM ONE

15' 3" x 10' 9" (4.64m x 3.27m) including dressing area

A double glazed window faces the rear elevation and has a lovely view over open fields. Ceiling light, a radiator and wall light. The room is semi divided creating a dressing area with two double built in wardrobes and a ceiling light.

ENSUITE

4' 3" x 9' 4" (1.29m x 2.85m)

Frosted double glazed window. Fitted with a modern stylish suite comprising a double shower cubicle, WC and vanity wash hand basin. Heated chrome towel rail, an extractor and downlights.



BEDROOM TWO

10' 8" x 11' 0" (3.26m x 3.35m) excluding wardrobe
Having dual aspect double glazed windows, a ceiling light and radiator. Built in double wardrobe.

BEDROOM THREE

9' 8" x 10' 5" (2.93m x 3.17m)
Also having a view over fields at the rear, the third double bedroom has a radiator and ceiling light. Further double glazed window at the side.

BEDROOM FOUR

8' 10" x 7' 10" (2.70m x 2.38m)
Facing the side aspect, there is a radiator, downlights to the ceiling and a double glazed window.

BATHROOM

9' 8" x 7' 9" (2.93m x 2.36m) max
Velux rooflight to the front. Fitted with a four piece suite comprising bath with mixer attachment over, a bidet, WC and vanity wash basin. The walls have been tiled and there is a radiator, extractor and downlights.

EXTERNAL

At the front of the property is a garden planted with evergreen shrubs and flowers, a paved path leads to the front door. An additional piece of land across the cul de sac is also owned and maintained by the property. The rear garden is enclosed by fencing and hedges and is mostly lawned with immaculate flower and shrub borders. A patio provides space to sit out and the garden bounds an open field. There is an external light, socket and tap.

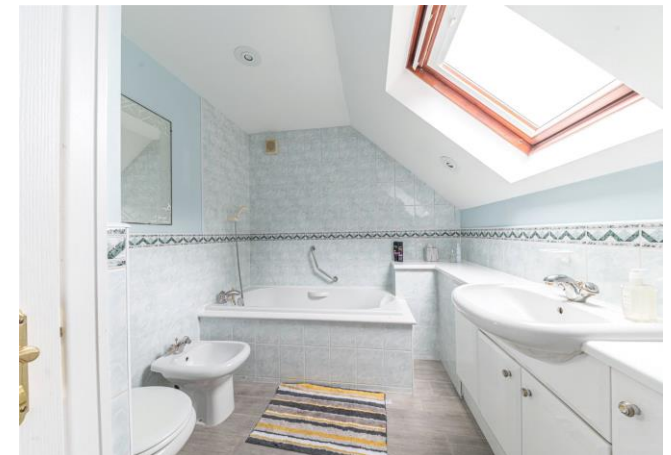
GARAGE

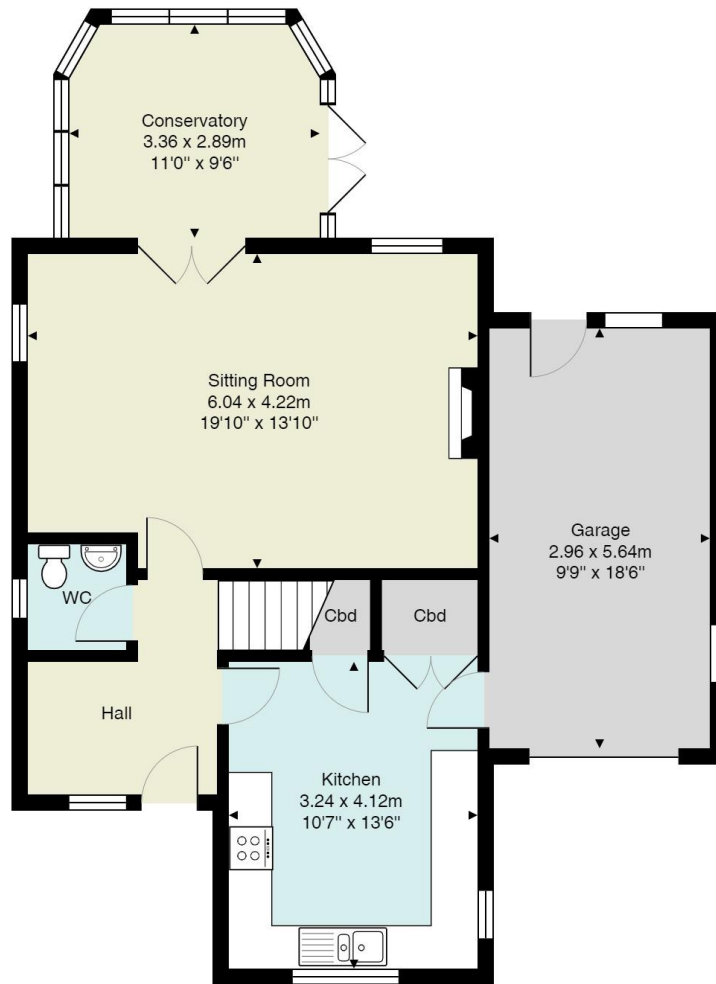
9' 9" x 18' 6" (2.96m x 5.64m)
Electric up and over door and a pedestrian door to the rear garden. Plumbing for a washing machine, power and light. Two single glazed windows and a wall mounted Vaillant boiler.

DIRECTIONS

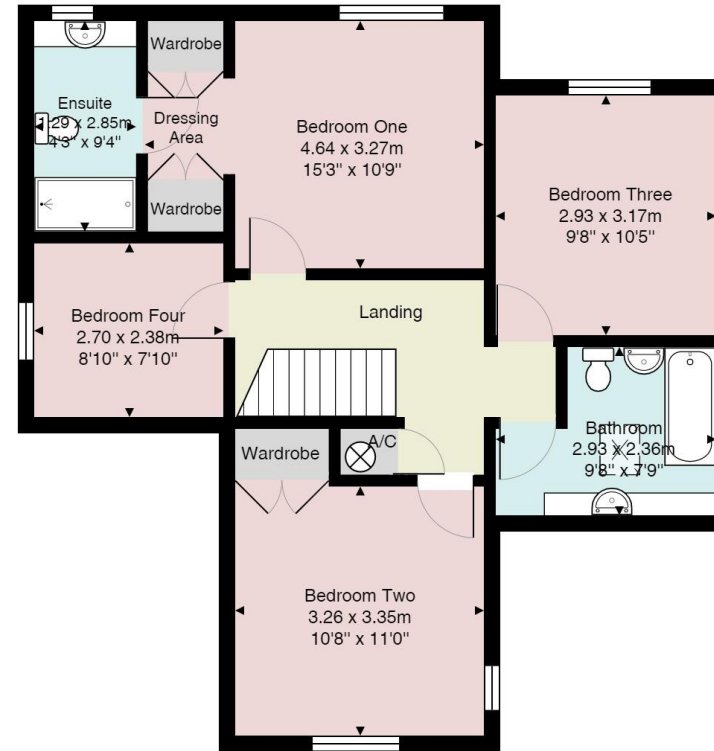
Leaving Kendal on A65, Burton Road, continue past the Leisure Centre. Prior to the traffic lights at Heron Hill, turn right towards Helme Chase Doctors Surgery, follow the lane round to the left of the practice and into Helme Chase Gardens. The property is located to the left hand side.

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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: F

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(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	



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



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