



4 KIRKSTONE CLOSE, KENDAL, CUMBRIA, LA9 7HU
£340,000

MILNE MOSER
SALES + LETTINGS

4 KIRKSTONE CLOSE
KENDAL
CUMBRIA
LA9 7HU



4



1



2



GARAGE &
PARKING

OVERVIEW

Well positioned on the ever popular Oaks development - convenient for Westmorland General Hospital, Oxenholme Mainline, local primary school and shops, this four bedroom townhouse will suit a range of buyers. The accommodation is over three levels with the master bedroom having a stylish ensuite and the kitchen integrated appliances. There are dining areas to both the kitchen and first floor living area plus a utility room and ground floor cloakroom. The garden has been designed for ease of maintenance and is well planted with Spring bulbs and shrubs to add a splash of colour. Gas central heated and UPVC double glazed throughout.

ACCOMMODATION

From the driveway and front garden, a part glazed front door leads into:

ENTRANCE HALL

Having a radiator, two ceiling lights and a generous cupboard under the stairs with hanging space for coats.

WC

Frosted UPVC double glazed window to the front aspect. A modern cloakroom fitted with a concealed cistern WC and vanity wash hand basin. Chrome heated towel rail, a ceiling light and tiling to the walls.





KITCHEN DINER

17' 1" x 7' 10" (5.20m x 2.38m)

A UPVC double glazed window overlooks the rear garden and there are UPVC double glazed French doors. Fitted with cream gloss base and wall units, wood effect worktops, tiled splashbacks and under unit lighting. Stainless steel one and half bowl sink with drainer, a Neff induction hob with hood over and Neff eye level over and combination microwave. Integrated fridge and freezer and a dishwasher. Radiator, spotlighting and a ceiling light.

UTILITY ROOM

8' 10" x 4' 1" (2.70m x 1.23m)

Fitted with a base units, stainless sink and drainer, tiled splashbacks, an extractor and a ceiling light. There is wall shelving and a radiator

LANDING

Stairs continue to the second floor and there is a ceiling light and radiator. BT master socket.

LOUNGE DINER

17' 1"/10' 4" x 17' 10"/7' 8" (5.20m/3.15m x 5.44m/2.34m)

Two UPVC double glazed windows face the front aspect. A good sized L shaped room with space for both a lounge suite and dining table if required. A sandstone effect fire surround provides a focal point and is fitted with a living flame gas fire and green polished marble effect inset and hearth. Two ceiling light, two wall lights and two radiators.

BEDROOM

10' 1" x 11' 1" (3.09m x 3.39m)

A UPVC Double glazed window faces the rear aspect with view across the garden towards trees. Ceiling light and a radiator.



BATHROOM

6' 7" x 7' 1" (2.01m x 2.17m)

A modern sleek bathroom, fully tiled and fitted with a bath with shower over and screen, vanity wash hand basin and concealed cistern WC - all made by Villeroy and Boch. Heated chrome towel rail, illuminated mirror plus a further mirrored call cabinet and an extractor. Ceiling light.

SECOND FLOOR LANDING

Having access to the loft, a ceiling light and built in cylinder cupboard.

BEDROOM

17' 2" x 14' 1" (5.24m x 4.29m) max including wardrobes

The largest of the four bedrooms and having two UPVC double glazed windows facing towards trees at the rear. Double built in wardrobe, a ceiling light, two wall lights and a radiator.

ENSUITE

5' 11" x 5' 9" (1.81m x 1.74m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a quadrant shower cubicle and a Villeroy and Bock concealed cistern WC and vanity was hand basin. The ensuite is fully tiled and there is a chrome heated towel rail, extractor, ceiling light and an illuminated mirror.

BEDROOM

9' 1" x 12' 7" (2.78m x 3.83m) excluding wardrobes

Another good sized double with two fitted double wardrobes and a UPVC double glazed window. Ceiling light and radiator.

BEDROOM

7' 8" x 7' 11" (2.34m x 2.41m)

UPVC double glazed window to the front aspect. Ceiling light and a radiator.

GARAGE

9' 9" x 16' 3" (2.98m x 4.95m)

The integrated garage has an electric roller door, power and lighting.

EXTERNAL

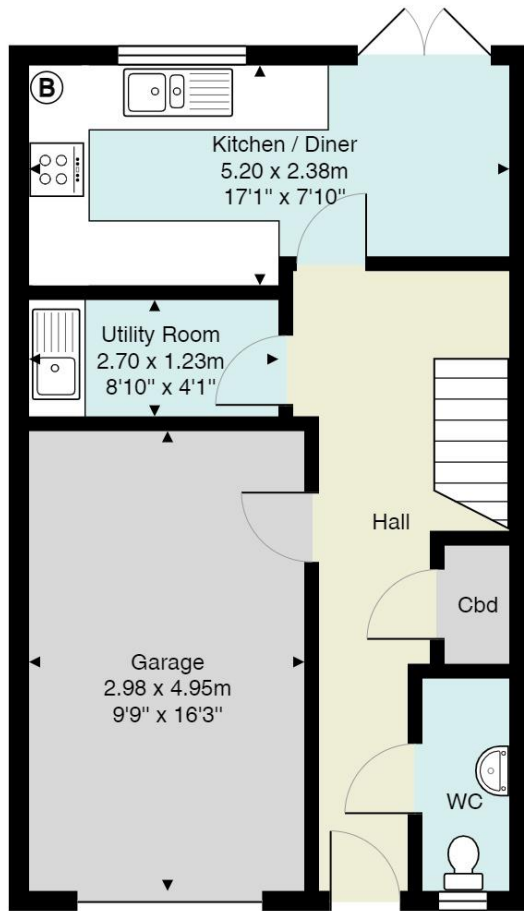
To the front is a block paved driveway and small border garden. At the rear is a pretty low maintenance garden with gravelled seating areas and a flower border planted with shrubs, perennials and spring bulbs. External light and tap. A gate leads to the rear onto a wildlife area enjoyed by the residents and affording access to the rear for garden waste.

DIRECTIONS

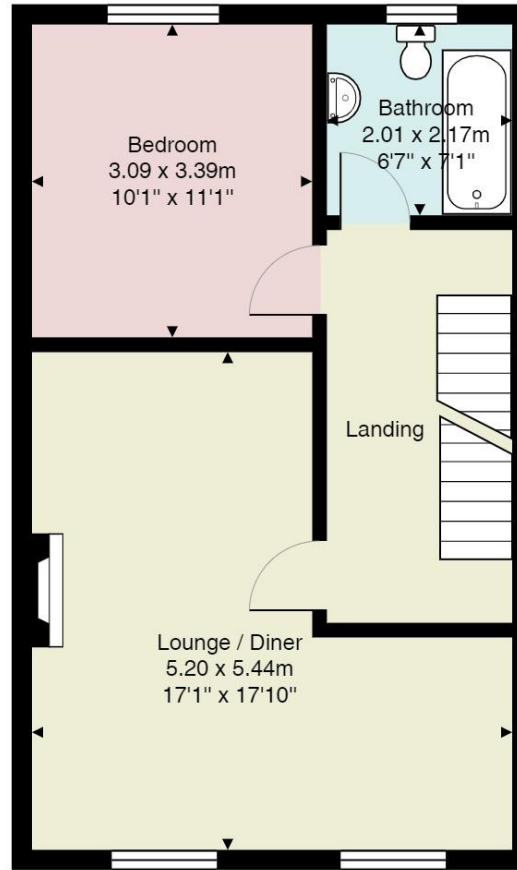
Leaving Kendal on Burton Road, A65, proceed past the Leisure Centre and then second left at the traffic lights. Follow signs towards Oxenholme Station passing through the next traffic lights and then right at the mini roundabout onto The Oak development. Follow Whinlatter Drive down onto Kirkstone Close with the property located to the left hand side.

what3words.com/hush.dash.miles

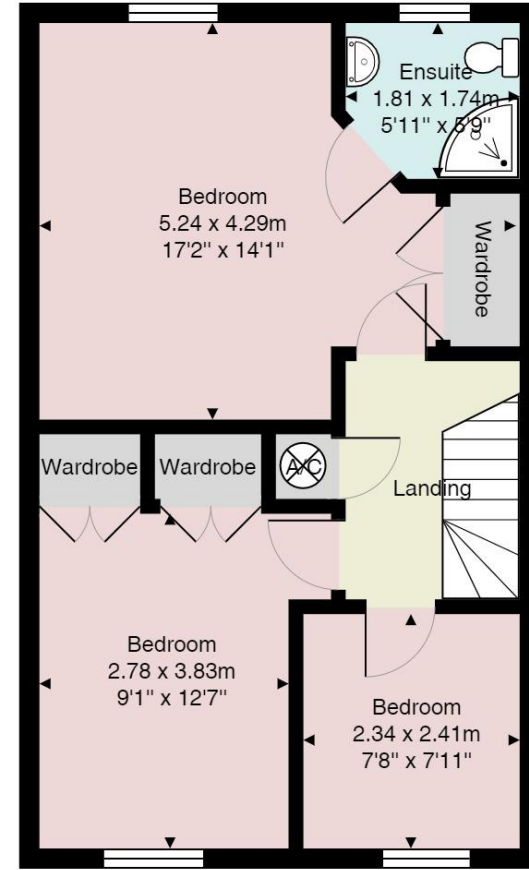




Ground Floor



1st Floor



2nd 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





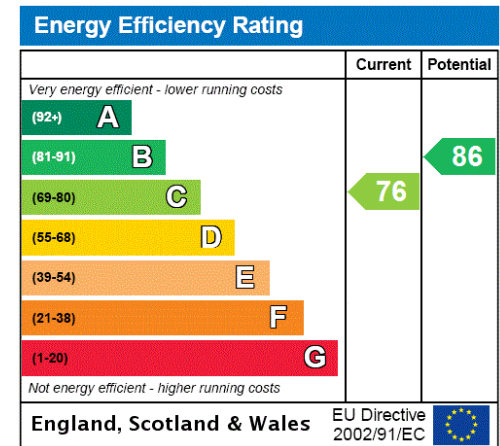
GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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