



28 WHINLATTER DRIVE, KENDAL, CUMBRIA, LA9 7HE
£550,000

MILNE MOSER
SALES + LETTINGS

28 WHINLATTER DRIVE
KENDAL
CUMBRIA
LA9 7HE



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GARAGE &
PARKING

OVERVIEW

Comprehensively updated, reconfigured and extended by the current owners, this four bedroom detached house has a real WOW factor both inside and out. Perfect for family living, the property has an impressive extended dining kitchen with bi fold doors, integrated appliances and island, the lounge offers a quieter space for TV or reading and there is an office on the ground floor. The first floor has been reconfigured and extended over the garage. The master bedroom suite has a dressing area and boutique hotel style ensuite and there are three further bedrooms (two with fitted wardrobes) and a stylish shower room. Externally, entertaining is at the heart of the garden with a fabulous patio adjacent to the dining area, low maintenance artificial grass and pretty flowering borders.

No stone has been left unturned when updating the property and it really must be viewed to be appreciated. Forming part of an established development close to Oxenholme Station for the Westcoast Mainline, doctors surgery, Asda supermarket and Westmorland General Hospital.

ACCOMMODATION

Situated in a small cul de sac, a block paved driveway provides parking for a couple of cars. A modern part glazed door leads into:

HALL

Setting the tone for property, the hall is a generous size and immaculately presented. Contemporary vertical radiator, two





ceiling lights and quality LVT flooring. A good sized cupboard under the stairs with light provides space for coats and shoes.

WC

Having tiling to the walls, a WC and pedestal wash hand basin. Downlights to the ceiling, a radiator and extractor.

LOUNGE

17' 6" x 14' 6" (5.34m x 4.43m) into bay
Facing the front aspect, the good sized lounge has a feature sandstone style fireplace with marble inset and living flame gas fire. A UPVC double glazed box bay window, a further UPVC double glazed window to the side, two ceiling lights and two wall lights. Modern vertical radiator and shelving to one side of the fireplace.

FAMILY KITCHEN DINER

17' 5" x 21' 10" (5.31m x 6.65m) max
An impressive room with bi fold doors leading to the garden, a skylight and UPVC double glazed window. Zoned into dining, kitchen and family space. The kitchen area is fitted with two tone grey base and wall units, slim profile pale quartz worktops and wood block breakfast bar. Five burner Neff gas hob with double canopy above, Neff oven and combination microwave, a Bosch dishwasher, integrated fridge and two freezers. The stainless steel one and half bowl sink and drainer has a boiling tap. There are downlights throughout, cafe lighting above the island, a ceiling light in the dining area and both plinth and under unit lighting. LVT flooring and under floor heating.

OFFICE

5' 9" x 7' 2" (1.74m x 2.19m)
Accessed by a space saver pocket door, the office has a UPVC double glazed window overlooking the rear garden, a built in desk area, a ceiling light and base cupboard. Continuing flooring.

LANDING

A good sized landing with a UPVC double glazed window to the side aspect. Access to the loft, a ceiling light and radiator.

BEDROOM ONE

10' 1" x 13' 11" (3.07m x 4.25m)
UPVC double glazed windows face the front and rear aspects. A lovely double bedroom with a ceiling light, bedside lighting and a radiator. Alcove shelving.



DRESSING AREA

4' 5" x 10' 0" (1.34m x 3.04m) max

Fitted with two double wardrobes - both with sensor lighting.
Modern vertical radiator and downlights.

ENSUITE

8' 7"/4' 3" x 13' 6" (2.62m/1.3m x 4.12m)

Cleverley configured, the ensuite is fitted with a free standing bath with wall taps, a vanity wash basin, concealed cistern WC and walk in wet room style shower area. Large mirror with lights above and demist function, a shaver point, downlights and stylish tiling to the walls. Frosted UPVC double glazed windows face the front and rear aspects.

BEDROOM TWO

8' 7" x 15' 2" (2.62m x 4.63m) max

UPVC double glazed window to the front and side aspects. Built in double wardrobe with mirror sliding doors and adjacent shelving. Ceiling light, downlights and a radiator.

BEDROOM THREE

8' 7" x 11' 5" (2.61m x 3.48m) max

Facing the front aspect, the third bedroom has a built in double wardrobe with mirrored sliding doors and internal drawers. Ceiling light, UPVC double glazed window and a radiator.

BEDROOM FOUR

7' 9" x 11' 3" (2.35m x 3.43m)

UPVC double glazed window overlooking the rear garden. Ceiling light and a radiator.

SHOWER ROOM

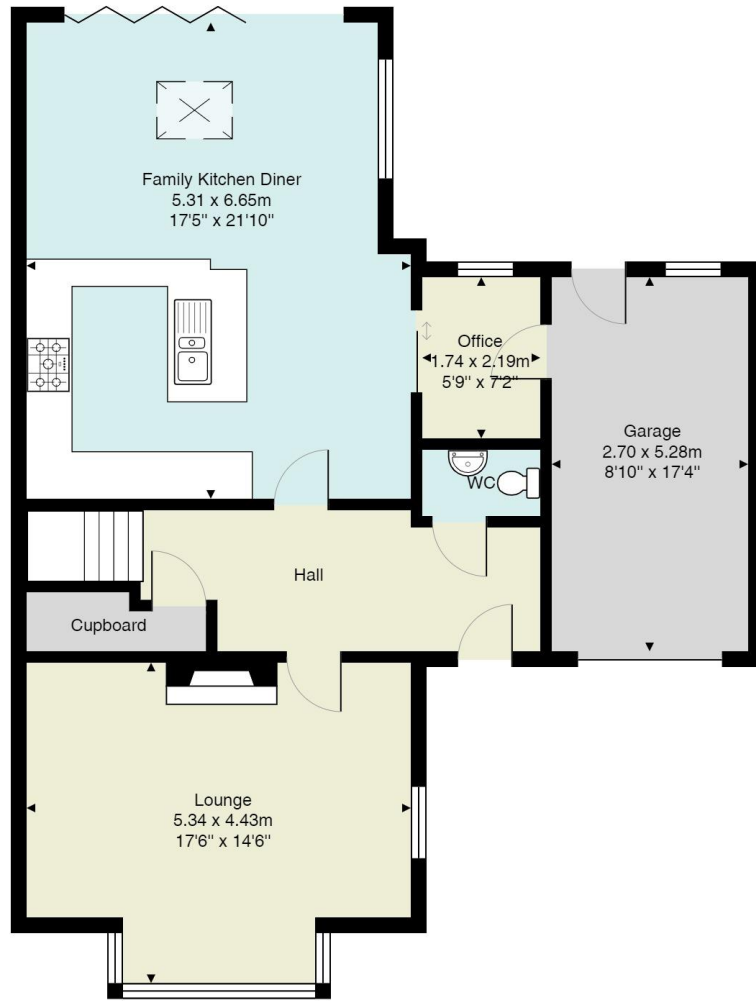
5' 4" x 7' 3" (1.62m x 2.21m)

Frosted UPVC double glazed window. Fitted with a stylish suite comprising concealed cistern WC, a vanity wash basin with drawers beneath and a good sized walk in cubicle. Fully tiled, the shower room has a shaver point, lit toiletries shelf in the shower cubicle and a large mirror with lighting above. Contemporary orange heated towel rail and downlights to the ceiling.

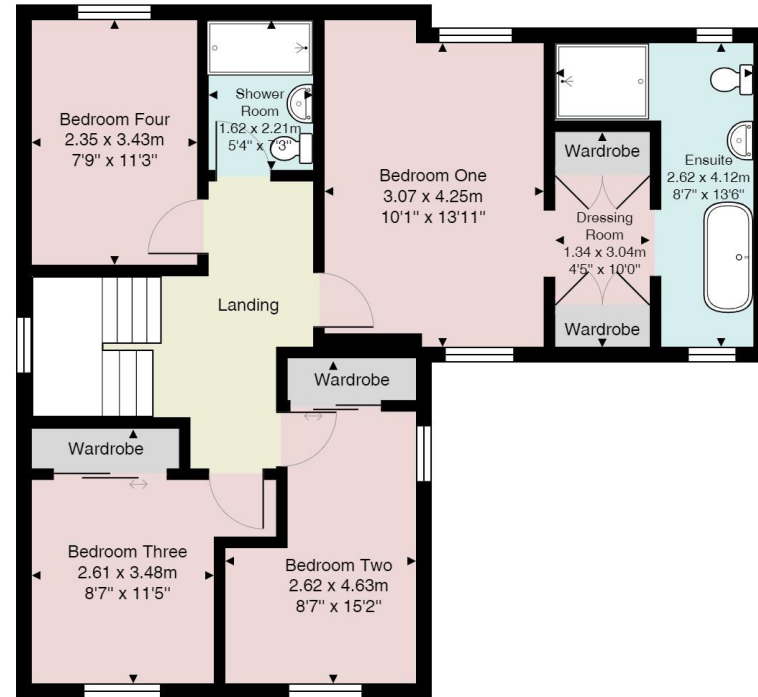
EXTERNAL

To the front of the property is a block paved driveway with parking for two cars and a grassed border. A gate at the side leads to the rear garden. Transformed in recent years to create a wonderful entertaining and relaxation space. The terrace close to the bi folds





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





has space for patio furniture and pots and there are deep well planted flower borders edging the quality artificial grass. An arbour provides another seating area and there is a flagged space adjacent to the garage door. External lighting and tap.

GARAGE

8' 10" x 17' 4" (2.70m x 5.28m)

Electric up and over door plus a pedestrian door to the rear and a UPVC double glazed window. Plumbing for a washing machine and space for a dryer. Viessmann boiler and two ceiling lights.

DIRECTIONS

Leaving Kendal on Burton Road, continue past the Leisure Centre. At the traffic lights take the second left (signposted Oxenholme Station) and then straight through at the next traffic lights. Turn right at the roundabout and then right again onto Whinlatter Drive. Number 28 is located to a cul de sac to the left hand side and faces you at the head of the cul de sac.
what3words///tides.label.silent

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(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 	

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SALES + LETTINGS

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