



49 CALDER DRIVE, KENDAL, CUMBRIA, LA9 6LS
£350,000

MILNE MOSER
SALES + LETTINGS

49 CALDER DRIVE
KENDAL
CUMBRIA
LA9 6LS



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GARAGE &
PARKING

OVERVIEW

Immaculately presented both inside and out, this three bedroom link detached family home really must be viewed. From the crisp white exterior render, to the stylish bathroom, sleek fitted kitchen and tasteful decor, the current owners have created a fantastic property. The ground floor has a semi open plan feel with the lounge seamlessly flowing into the dining and kitchen space. There is a practical utility room which connects to the garage. To the first floor are three bedrooms - one with a good range of fitted wardrobes plus a bathroom with claw foot bath. The property is gas centrally heated and UPVC double glazed throughout. The garden spaces are well tended and there is off road parking. An excellent cul de sac location with schools, shops, a post office and bus route all close by.

ACCOMMODATION

The driveway and front garden lead to the contemporary UPVC double glazed door and into:

HALL

5' 6" x 14' 1" (1.68m x 4.28m)

A good sized hallway, well decorated and having engineered wood flooring, a modern vertical radiator and two ceiling lights. The current owners use the area under the stairs as a home office/desk space however it could easily be used to store coats and shoes etc





LOUNGE

12' 3" x 13' 7" (3.73m x 4.13m)

Another well-presented space having a UPVC double glazed window to the front and open access to the dining area. Continuing wood flooring, a radiator and ceiling light. White fire surround with polished black stone hearth.

KITCHEN DINER

18' 0" x 8' 3" (5.50m x 2.53m)

Having a high end feel with contemporary carbon grey base and full height units, gold handles, white marble worktops and a gold one and a half bowl sink with co-ordinating tap with boiling water function. The full height units conceal a butler area with space for smaller appliances - perfect for keeping worktops clutter free. Induction hob with sleek black glass cooker hood above, an electric oven and separate grill, dishwasher and full height fridge. Downlights, a ceiling light and vertical radiator. Continuing wood flooring, UPVC double glazed French doors leading to the garden and a UPVC double glazed window.

UTILITY ROOM

7' 6" x 6' 1" (2.29m x 1.84m)

A frosted UPVC double glazed door leads to the garden and there is a UPVC double glazed window. Plumbing for a washing machine, space for a dryer and a freezer if required. The boiler is concealed behind a panel and there are downlights to the ceiling and wood flooring.

LANDING

UPVC double glazed window to the side aspect. Built in cupboard, a ceiling light and access to the loft.



BEDROOM

10' 4" x 14' 0" (3.16m x 4.26m) including wardrobes

A good sized bedroom with a range of high quality fitted wardrobes and drawers. There is feature panelling to a wall, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

10' 9" x 8' 5" (3.26m x 2.57m)

Facing the rear aspect with view towards Serpentine Woods and Kendal Golf Course, the second double bedroom has a ceiling light, radiator and UPVC double glazed window.

BEDROOM

7' 6" x 8' 2" (2.29m x 2.50m)

UPVC double glazed window to the front elevation. Built in open shelving and hanging rails, a radiator and ceiling light. Laminate flooring.

BATHROOM

6' 4" x 5' 6" (1.92m x 1.67m)

Well designed and fitted, the bathroom has a claw foot bath with rain head shower above and modern screen, a vanity wash hand basin and WC. The walls and floor are fully tiled and there is a wall unit, alcove shelving and extractor. There are contemporary black sanitary ware fittings plus downlights and a black heated towel rail.

EXTERNAL

To the front of the property is a lawned garden space with flower borders and a gentle sloping drive leading to the garage. The rear garden is well maintained with evergreen hedge boundaries, fencing and borders planted with shrubs and bamboo. There is a lawn and patio space. The garden shed is to stay and there is a tap and external lighting both at the rear and front.

GARAGE

7' 11" x 17' 3" (2.42m x 5.25m)

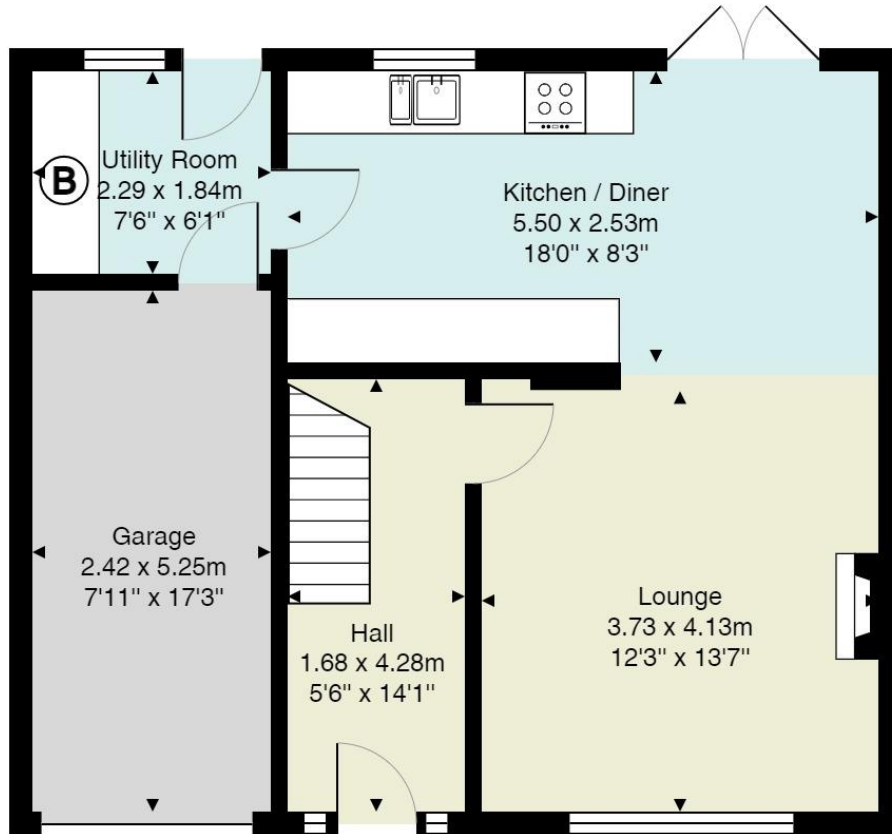
Up and over door, shelving, a ceiling light and power.

DIRECTIONS

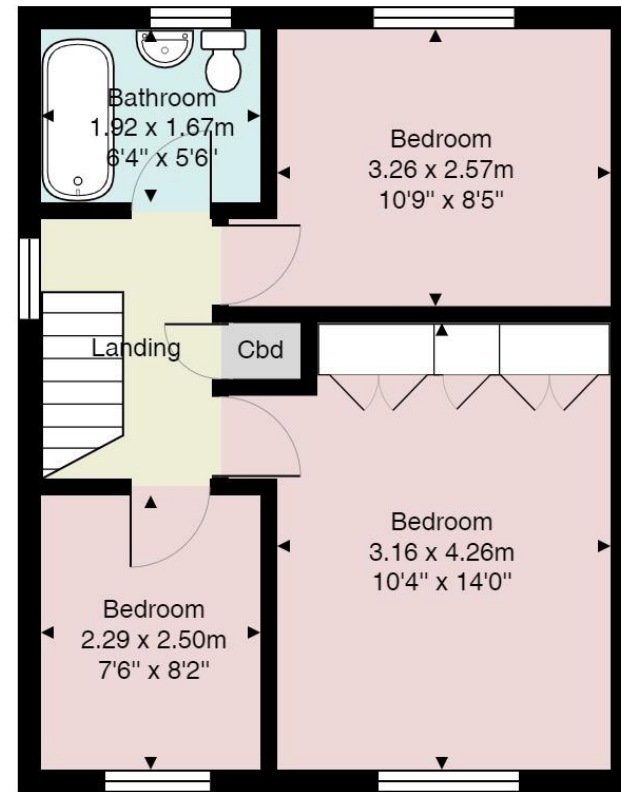
Leaving Kendal on Castle Street, continue under the railway bridge onto Sedbergh Road. Turn left onto Sandylands Road. Turn right towards Peat Lane and then right again onto Calder Drive. The property is the last property to the right hand side.

[what3words///trunk.third.unity](https://www.what3words.com/trunk.third.unity)





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: C

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	82
(69-80)	C	
(55-68)	D	64
(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

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