



7 BELLMAR CLOSE, KENDAL, CUMBRIA, LA9 7TG  
**£660,000**

**MILNE MOSER**  
SALES + LETTINGS

7 BELLMAR CLOSE  
KENDAL  
CUMBRIA  
LA9 7TG



4



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DOUBLE GARAGE  
& PARKING

OVERVIEW

Looking over an open field towards trees at the rear, this modern substantial family home really must be viewed to be appreciated. Forming part of the popular Strawberry Fields Development built by Oakmere Homes, the property has a lovely light and airy layout with an impressive kitchen dining space with bi fold doors leading to the garden, a box bay windowed lounge and a study. All four bedrooms are doubles and two boast ensuite shower rooms - there are views over the field at the rear and towards Serpentine Woods and Fellside at the front. The current owners have fully landscaped the garden creating excellent entertaining and level play areas plus there is a double garage and extended driveway. A great location for families with a cul de sac position and play parks close by. Oxenholme Mainline Station is just a short distance away as is Asda Supermarket and Westmorland General Hospital.

ACCOMMODATION

From the block paved driveway, a path bounded by evergreen shrubs leads to the contemporary part glazed front door.

HALL

A welcoming entrance with stairs leading to the first floor, internal oak doors, two ceiling lights and a radiator. Karndean flooring in a herringbone pattern runs through into the dining kitchen.

LOUNGE

12' 8" x 19' 7" (3.85m x 5.96m) into bay

A lovely space with a grown up feel. A UPVC double glazed box bay window faces the front aspect and there is a ceiling light and





two radiators. There are views between houses towards distant fells at the front and The Helm at the side.

#### STUDY

13' 3" x 8' 8" (4.05m x 2.64m) into bay

Also having a UPVC double glazed box bay window, the study has a ceiling light, radiator and views at the side. A versatile space equally suited as a play room or second TV room.

#### WC

5' 11" x 4' 9" (1.79m x 1.46m)

Fitted with a wash hand basin and WC. There are downlights, an extractor and radiator.

#### KITCHEN DINER

33' 8" x 10' 6" (10.27m x 3.20m) max

An impressive space with wonderful views across the garden and field from the bi fold doors. Karndean flooring continues from the hallway and there are downlights, cafe lighting above the breakfast bar, two radiators and a useful downstairs cupboard. The kitchen space is fitted with grey base and wall units with slim profile white worktops, a stainless steel one and a half bowl sink with drainer plus under unit lighting. Induction hob with hood above, an eye level oven and combination microwave/oven, integrated dishwasher and a fridge freezer. A UPVC double glazed window overlooks the rear garden and field.

#### UTILITY ROOM

10' 0" x 6' 4" (3.04m x 1.94m)

A must for every busy family, the utility room is fitted with white worktops and matching grey units. There is a stainless steel sink with drainer, plumbing for a washing machine and space for a dryer. Extractor, a radiator and downlights.

#### LANDING

A galleried landing with a UPVC double glazed window to the front elevation. Three ceiling lights, a radiator and access to the loft.

#### BEDROOM

13' 8" x 11' 6" (4.17m x 3.50m)

A good sized double with a dressing room alcove to one side with space for a double wardrobe - perfect for keeping the bedroom clutter free. A UPVC double glazed window with pleasant view faces the front aspect and there is a radiator and two ceiling lights.



#### ENSUITE

8' 1" x 5' 1" (2.47m x 1.54m)

Double shower enclosure with sliding doors and fixed head and riser spray, a vanity wash basin and a WC. Contemporary tiling to the walls, a chrome heated towel rail, illuminated mirror, downlights and an extractor.

#### BEDROOM

13' 2" x 9' 8" (4.02m x 2.95m)

Another good sized double bedroom with a dressing area. A UPVC double glazed window faces the front aspect and there is a radiator and two ceiling lights.

#### ENSUITE

5' 1" x 7' 3" (1.55m x 2.20m)

Fitted with a wash hand basin, WC and double shower enclosure with fixed head and riser spray. There is a chrome heated towel rail, an extractor, downlights and tiling to the walls.

#### BEDROOM

12' 9" x 9' 9" (3.86m x 2.98m)

Looking towards the field and trees at the rear, the third double bedroom has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

12' 0" x 9' 6" (3.65m x 2.90m)

UPVC double glazed window to the rear aspect with a lovely view across the field. Radiator and a ceiling light. Built in airing cupboard with shelving and hot water cylinder.

#### BATHROOM

8' 0" x 5' 7" (2.44m x 1.71m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a vanity hand basin, WC and bath with glass screen and fixed head and riser spray. There is an illuminated mirror, downlights and an extractor. Tiling to the walls and a chrome heated towel rail.

#### EXTERNAL

To the front of the house is an extended block paved driveway with space for 3+ cars. Evergreen shrubs provide year round interest and there is an electric car charging point and external lighting. There is access to the side/rear. The rear garden has been fully landscaped by the current owners creating a large terrace patio close to the house - perfect for a barbecue and al fresco dining. Steps lead up to





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





a level lawn and there is a raised deck enclosed by glass balustrade ideal for late evenings and enjoying the view across the field towards trees. There is a socket for a hot tub if required. External lighting and tap.

**DOUBLE GARAGE**

19' 5" x 19' 3" (5.91m x 5.86m)

Two electric up and over doors, a frosted double glazed door to the rear garden and access to a loft space. Power, light and tap. Wall mounted Worcester boiler.

**DIRECTIONS**

Leaving Kendal on Burton Road, A65, pass the Leisure Centre and take the second left, signposted Oxenholme Station, at the traffic lights. Continue straight on at the next traffic lights and roundabout. At the second roundabout, turn right onto Strawberry Fields. Bellmar Close is on the left hand side with number 7 being towards the right hand corner.  
[what3words.com/lodge.lime.keep](http://what3words.com/lodge.lime.keep)

**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. Balance of NHBC Guarantee

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# MILNE MOSER

SALES + LETTINGS

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