



43 WASDALE CLOSE, KENDAL, CUMBRIA, LA9 7JQ
£345,000

MILNE MOSER
SALES + LETTINGS

43 WASDALE CLOSE
KENDAL
CUMBRIA
LA9 7JQ



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PARKING

OVERVIEW

Having open green space at the rear and a pleasant cul de sac location, this three bedroom link semi-detached house is ideal for a growing family. Imaginatively extended by the current owners, the accommodation is now perfectly balanced creating space for everyone. The stylish well fitted kitchen diner opens into a family room and the garden whilst the main living room is a calm and relaxing, more grown up space. On the first floor are three bedrooms plus a large family bathroom with four piece suite. The rear garden is enclosed and there is driveway parking and a front garden. Built by Russell Armer, Wasdale Close is close to Heron Hill Primary School and Kirkbie Kendal Secondary School, Asda supermarket, Westmorland General Hospital and local convenience store. Public transport is easily accessed via bus routes and Oxenholme Mainline Station. Gas centrally heated and double glazed throughout.

ACCOMMODATION

From the block paved driveway and front garden, a canopy porch and part glazed door leads into:

HALL

Stairs lead to the first floor and there is a useful coat cupboard which also houses the Baxi boiler. Ceiling light and a radiator.

LOUNGE

12' 10" x 15' 6" (3.92m x 4.72m) max

Sliding patio doors lead into the garden and there is pleasant outlook towards the protected open green space at the rear. Wooden fire surround with marble style inset and hearth and a





living flame gas fire. There are two ceiling lights and two radiators. Built-in cupboard under the stairs plus a further UPVC double glazed window to the rear aspect.

KITCHEN DINER

15' 10" x 10' 11" (4.81m x 3.34m)

Having been extended and reconfigured, the kitchen diner is now the heart of this wonderful family home. Two UPVC double glazed windows look across the cul de sac towards Scout Scar and there is open access to the family room. Fitted with pale green shaker style base and wall units with pull out larder and corner carousel units, wood block worktops and a ceramic one and a half bowl sink with drainer. The gas range cooker is to stay and has a canopy above and there is plumbing for a dishwasher and a washing machine and space for a tumble dryer. The fridge freezer is included in the sale and there is an integrated microwave. Downlights to the ceiling, under unit lighting, two radiators and under floor heating.

FAMILY ROOM

8' 6" x 15' 7" (2.59m x 4.76m)

UPVC double glazed French doors lead to the rear garden. The ideal second TV, hobby or homework room with laminate flooring, two ceiling lights and a radiator.

LANDING

Semi divided, the landing has a generous built-in cupboard, two ceiling light and two radiators. There is access to both loft spaces.

BEDROOM

12' 10" x 10' 2" (3.90m x 3.09m)

A good sized double bedroom with a UPVC double glazed window overlooking the green space at the rear. Radiator and a ceiling light.

BEDROOM

9' 7" x 11' 1" (2.92m x 3.37m)

Two built in cupboards/wardrobes, a ceiling light and radiator. A UPVC double glazed window has a pleasant view towards Scout Scar at the front and there is a Velux rooflight.

BEDROOM

8' 4" / 4' 7" x 17' 2" / 9' 3" (2.53m / 1.4m x 5.22m / 2.82m)

The third bedroom faces the rear aspect with outlook onto green space. Two ceiling lights, a radiator and UPVC double glazed window.



BATHROOM

8' 5" x 9' 2" (2.56m x 2.79m) plus door recess

A good sized bathroom, ideal for families and fitted with a concealed cistern WC, a vanity hand basin, bath with whirlpool jets and a shower enclosed by glass blocks. There is tiling to the walls, a Velux rooflight, extractor, illuminated mirror and a shaver point. Under floor heating plus a chrome heated towel rail.

EXTERNAL

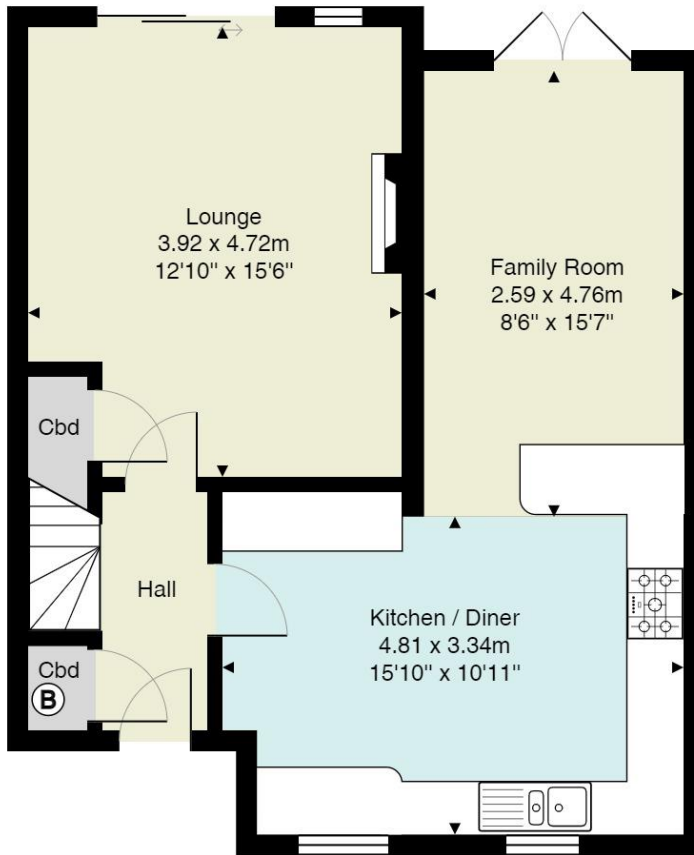
The well maintained lawned front garden has a low boundary hedge and block paved driveway with tandem parking for two cars - please note the adjoining garage belongs to number 42. The enclosed rear garden has a flagged patio and deck, ideal for dining, plus a lawn space. Enclosed by fencing, there is a shed and gate leading to the side. External tap and lighting. The rear garden bounds the protected green space.

DIRECTIONS

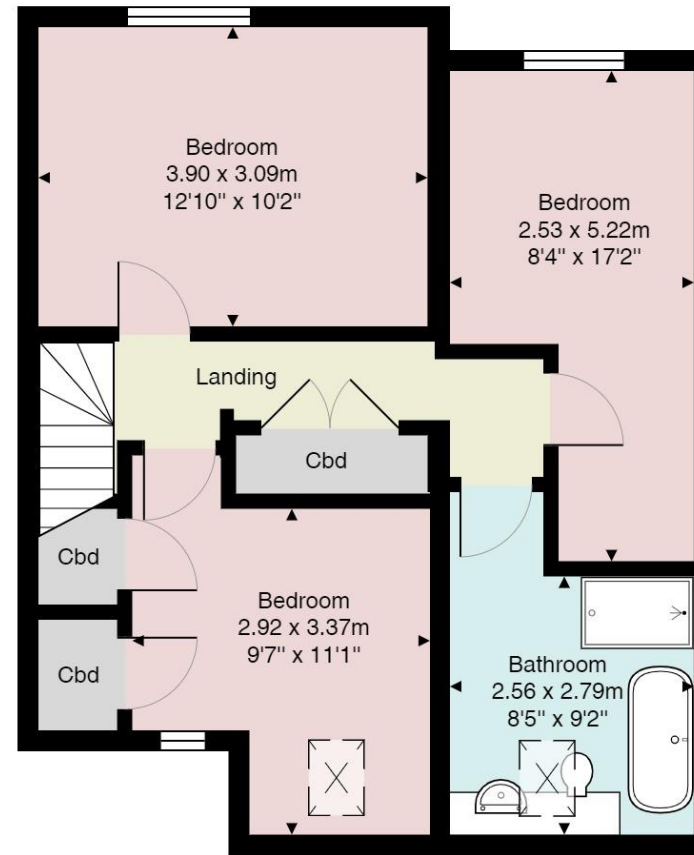
Leaving Kendal on A65, Burton Road, pass the Leisure Centre and at the traffic lights bear sharp left onto Heron Hill. Continue on Heron Hill past the Spar Shop and onto Hayfell Avenue. Heron Hill Primary School is on the left and at the roundabout continue straight onto Wasdale Close. The property is located to a cul de sac on the right hand side.

what3words///lies.assist.clay





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





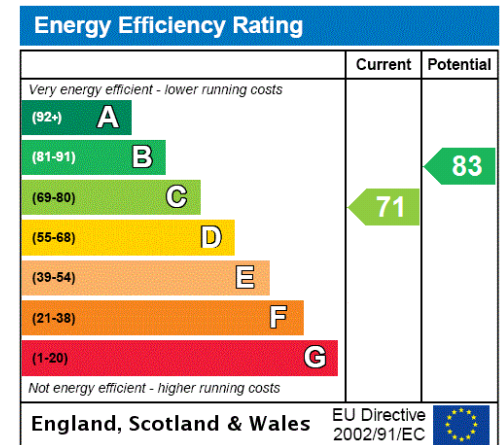
GENERAL INFORMATION

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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