



4 HELME DRIVE, KENDAL, CUMBRIA, LA9 7JB
£425,000

MILNE MOSER
SALES + LETTINGS

4 HELME DRIVE
KENDAL
CUMBRIA
LA9 7JB



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PARKING

OVERVIEW

Having been modernised and updated comprehensively, this four bedroom semi-detached house is perfect for family living. Extended and reconfigured, the layout now boasts a relaxing lounge with box bay window, an impressive kitchen dining family space at the rear, a large utility room and a ground floor cloakroom. Three of the four bedrooms are doubles - one has an ensuite and dressing area, the fourth bedroom is currently used as a study. Both the ensuite and main bathroom have stylish fittings. Moving outside is an enclosed garden, perfect for entertaining with a patio close to the dining area plus a lawn for play. The former garage is now an excellent store/workshop, off road parking at the front completes the picture. Well located for both primary and secondary schools, Westmorland General Hospital, Asda and doctors surgery. Bus routes are close by and Oxenholme Mainline Train Station is easily reached.

ACCOMMODATION

Steps from the parking area lead up to the modern front door with frosted inset panes and into:

HALL

A welcoming entrance to the property, well decorated and having oak flooring running through to the kitchen and family space. There is a period style radiator, downlights and a shelved under stairs cupboard with a light.





LOUNGE

11' 5" x 13' 11" (3.48m x 4.23m) into bay

A lovely relaxing space, ideal for TV watching or reading away from the hustle and bustle of the family space. A UPVC double glazed box bay window faces the front aspect. Pine fire surround with polished black hearth and cast metal grate for an open fire. Two wall lights, a ceiling light and period style radiator.

CLOAKROOM/WC

Cleverly created, the fully tiled cloakroom is fitted with a WC, hand basin, mirror and an extractor. There is underfloor heating, downlights and a slimline cupboard.

KITCHEN/DINING/FAMILY ROOM

22' 8"/10' 11" x 17' 9"/11' 7" (6.91m/3.33m x 5.41m/3.53m)

A light impressive room with four large Velux rooflights, UPVC double glazed sliding patio doors and a further full length UPVC double glazed window. Being an L shape naturally divides the space into a kitchen, dining area and a cosy family space. The kitchen area is fitted with grey gloss base and wall units, slim profile worktops and an island fitted with a food prep sink with boiling water tap and breakfast bar space. Induction hob with hood above, an electric oven and separate grill, under unit lighting, a ceiling light above the island and space for an American style fridge freezer. There are three wall lights, two radiators and a modern woodburning stove to the family space with wooden mantel above.

UTILITY ROOM

5' 4" x 16' 8" (1.62m x 5.09m)

UPVC double glazed window facing the front elevation. Formerly the kitchen, this good sized utility is fitted with oak style base and wall units, pale worktops and tiled splashbacks. One and a half bowl sink with drainer, plumbing for both a washing machine and dishwasher, radiator and downlights. Tiled floor.

REAR PORCH

UPVC double glazed door to the garden and a UPVC double glazed window. Wall light and a radiator.

LANDING

A split landing with downlights and access to the insulated and boarded loft.



BEDROOM

7' 7" x 10' 9" (2.32m x 3.29m) plus dressing area
UPVC double glazed window having a pleasant outlook at the front.
There are downlights, wall units and a radiator. Large double wardrobes with sliding doors are within the dressing area and there are further downlights and a radiator.

ENSUITE

7' 7" x 6' 5" (2.32m x 1.95m)
Frosted UPVC double glazed window to the rear elevation. Fitted with a shower cubicle with external control, a vanity hand basin with cupboards below and a WC. There is an illuminated mirror with magnifying pane, tiled splashbacks, a period towel rail and tiled floor with underfloor heating. Attractive rustic wood shelf.

BEDROOM

11' 4" x 11' 10" (3.46m x 3.62m) max
Facing the rear aspect, the second double bedroom has a working period fireplace, a ceiling light and radiator. There is a UPVC double glazed window, a double cupboard and wall units.

BEDROOM

9' 10" x 12' 3" (2.99m x 3.74m) max
UPVC double glazed window with outlook towards trees at the front.
Working period style fireplace, wall units, a ceiling light and radiator.

BEDROOM

7' 6" x 9' 4" (2.29m x 2.85m) max
UPVC double glazed window to the front aspect. Radiator and a ceiling light.

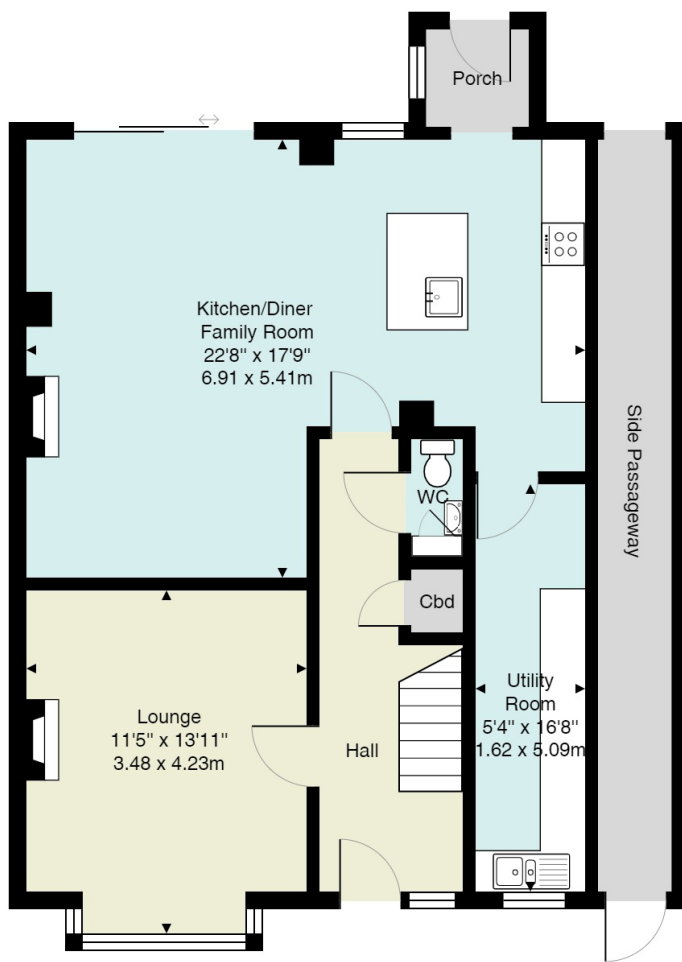
BATHROOM

5' 10" x 8' 4" (1.79m x 2.54m)
Frosted UPVC double glazed window to the rear elevation. Tongue and groove panelling is fitted to the walls and there is a period style towel rail, downlights shelf with light above and an easy to maintain PVC ceiling and underfloor heating. Fitted with a bath with central taps, shower above and screen, a pedestal wash hand basin and a WC.

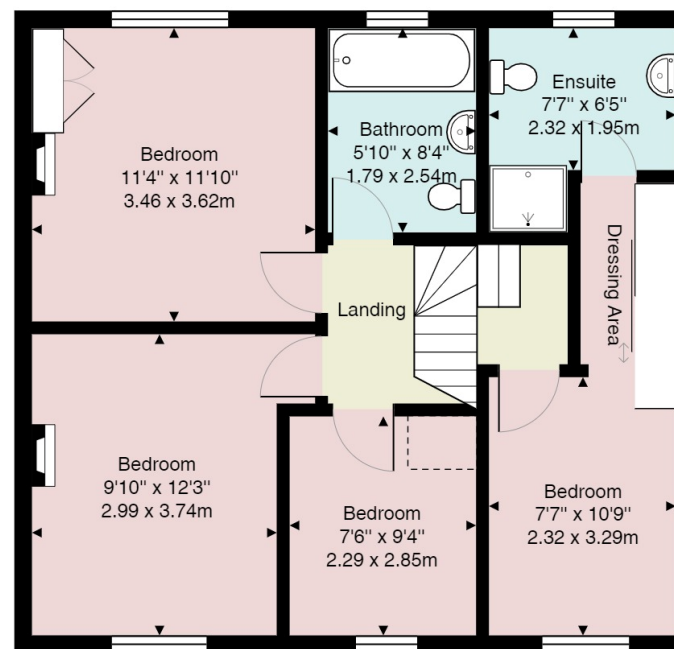
EXTERNAL

To the front is off road parking and flagged steps to the front door. Space for pots if required. A door at the side leads under the first floor extension and into the rear garden - perfect for moving garden waste or outdoor gear. The rear garden has been landscaped with a





Ground Floor



1st Floor

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 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





patio close to the dining area, a second patio space by the store/workshop and a level lawn. The borders have been well planned and planted with shrubs, perennials along with mature trees. There is an external socket and lighting.

STORE/WORKSHOP

8' 10" x 18' 1" (2.69m x 5.51m)

The former garage is now used for excellent storage - ideal for garden equipment, bikes and outdoor gear. There are two UPVC double glazed windows, power, light and a tap.

DIRECTIONS

Leaving Kendal on A65, Burton Road, pass the leisure centre and continue straight through at Heron Hill traffic lights. Just after the traffic lights, take the first right into Helme Drive with the property located a short distance to the left hand side.

what3words///move.spend.look

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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