

HUNTERS®

HERE TO GET *you* THERE



Derwent Drive

Kendal, LA9 7PB

Guide Price £325,000

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Council Tax:



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Entrance Hall

Stepping through the composite door you enter a welcoming hallway which provides access to Reception One, the Kitchen, and the stairs rising to the first floor. There is an understairs storage cupboard and the floor is tiled.

Reception One

Prior to the house being extended, this was the former living room and can now serve a number of different uses. There is a window to the front elevation, a wall-hung electric fire, and plenty of room for all your lounge furniture.

Kitchen

A lovely kitchen fitted out with an extensive range of white coloured cabinets in the shaker style. There are standard and glass-fronted wall units and base units with a black solid stone work surface running over with integral appliances including two gas burner rings, a ceramic induction hob with overhead extractor, an electric oven and electric oven/grill, a dishwasher, and an inset one-and-a-half bowl stainless steel sink with a mono tap over. There is space for a tall fridge freezer and access to the utility and to Reception Two.

Utility

In here you will find a range of kitchen units, an inset stainless steel sink and drainer, and undercounter space and plumbing for a washing machine and for a dryer. The gas fired boiler is located in this room and there is an external door leading out to the garden.

Reception Two

Moving into the side extension, this is a wonderfully

light room with windows to the front and side elevations and large sliding glass doors connecting the room with the beautiful garden. Being located just off the kitchen, it can serve a wide range of uses from dining room, to day room, to formal lounge.

First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to the four bedrooms and the family bathroom.

Master Bedroom

Located in the side extension, this is a wonderful addition to the property. Full of natural light provided by windows on the two elevations and being served by an ensuite and walk in wardrobe which provides ample hanging space and shelving.

Ensuite

A quality bathroom comprising of a corner shower cubicle with an electric shower, a wall hung vanity unit with a wash-hand basins set on top, and a back-to-the wall WC. The floor and elevations are fully tiled, with modern shower boards in the splash area of the shower. Ceiling spots and a heated towel rail complete the look.

Bedroom Two

A double bedroom with a window overlooking the rear garden, and having built-in wardrobe spaces.

Bedroom Three

The third double bedroom with a window to the front elevation.

Bedroom Four

A single bedroom with a storage cupboard.

Family Bathroom

Comprising of a bath with overhead electric shower and glass screen, a pedestal wash-hand basin, and a low level WC. The half elevations and splash areas are tiled and there is a chrome heated towel rail.

Gardens

Moving outside you find the most beautiful gardens that have been lovingly created by the current owners over many years. The gardens wrap the house to three sides and are packed full of specimen plants, trees and shrubs. Mature mixed hedgerows mark the boundary of the house with the street and they afford complete privacy to the ground floor accommodation. A pergola is located outside of the sliding door leading to Reception Two, creating welcoming shade on a warm summer days. There is a mixture of lawn and patio surfaces facilitating flexible outdoor seating options and there is plenty to keep even the keenest of gardeners entertained as well as being a wonderful place to socialise.

Garage

The garage sits to the rear of the house and has light, power, and a metal up and over door for vehicular access.

Driveway

Space for parking two cars in line.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Road Map



Hybrid Map



Terrain Map



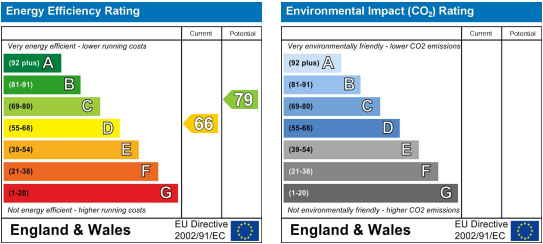
Floor Plan



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.