



## Queens Road

Kendal, LA9 4PH

Guide Price £550,000



- Beautiful Three Bed Detached Home
- Spacious Interior and Well Presented
- Two Luxurious Bathrooms
- Dining Kitchen
- Parking Bay for Two Vehicles
- Incredible Views over Kendal and towards the Lakeland Fells
- Three Double Bedrooms
- Large Living Room with Dining Space
- Wrap Around Balcony and Side Garden
- Council Tax Band F

# Queens Road

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This is an amazing, unique three-bed detached home, with incredible views over Kendal and onwards to the Lakeland Fells. Built into the side of a rock shelf, the internal accommodation is spacious, light filled, and well presented throughout. Built in 1995, the current owners have modernised the interior with luxury bathrooms, wonderful room settings, and just installed new flooring and carpets throughout. You will also find a generously sized garden, parking bay for two vehicles, hardwood double glazing and gas central heating.

The design of the house uses the rock shelf as it's inspiration, with accommodation descending down multiple levels from the street level access, and each room makes full use of the incredible views with front and side facing windows. You enter into a welcoming hallway, and at this level you find the first of two stylish bathrooms and the first of three double bedrooms. Descending down a few steps you arrive at a large living room with dining potential, and this sits alongside a fitted kitchen. Down the turning stairs to the lower level you come to two further double bedrooms, a second bathroom, and a bright landing which leads out the balcony, wrapping around the house and leading to the garden. Throughout the home there are plantation blinds covering each of the windows and brand new carpeting that flows through all the rooms, with runners on the stairs, creating a coordinated and contemporary look.

The house is found on Queens Road, one of Kendal's most desirable residential areas, ideally located for enjoying the town's many local amenities. The Lake District National Park is a short drive away, as is the M6 and the main West Coast rail line at Oxenholme with connections to London and Glasgow. There is something in the house for everyone and it will suit a wide range of buyers from families to downsizers & upsizers, as well as retirees and second home buyers. Take the virtual tour and arrange to view with Hunters.

### Entrance Hall

From the front door you step into a bright hallway with white floor tiles, a tall black column radiator, and an overhead skylight window that allows natural light to shine through. There is a useful storage cupboard, and from the hall you gain access to the first of the two beautiful bathrooms, and into bedroom one.

### Bathroom

This stylish bathroom comprises of a frameless shower enclosure with a waterfall shower head and thermostatic valve control, a wall hung two draw vanity unit with wash basin, and a low level WC with concealed cistern. Mixed wall tiles adorn the part elevations and splash areas and the same white floor tiles found in the entrance hall continue into the bathroom creating a simple visual flow. A circular illuminated wall mirror and a black heated towel rail complete the look.

### Bedroom One

This is a large double bedroom with windows to two elevations screened with plantation blinds, and an overhead skylight window ensuring the room is flooded with natural light. There is plenty of space for a double bed and bedroom furniture, and you will find generous built in wardrobe space.

### Living Room

From the landing, it is six steps down and into the spacious living room. The first thing that grabs your attention is the incredible view from the front facing windows. Ahead of you is an elevated look at the bustling scene of Kendal town centre, up to the Castle, and onwards to the Howgills, whilst to the left you have a glorious view of the Lakeland Fells. Inside the room you will find two front facing windows and two to the side elevation overlooking the garden. There is a fireplace to the far end and a large space for arranging lounge furniture, and for those that would appreciate formal dining, the space by the foot of the stairs is perfect for a family sized dining table and chairs.

### Kitchen/Diner

The kitchen is fitted with a range of cabinets at wall and base level and with contrasting work surfaces over. There is a free standing gas cooker with an extractor fan over and an inset stainless steel sink and drainer positioned in front of the side window with glorious Lakeland Fells views. Other free-standing appliances include a fridge/freezer and a dishwasher. There is space for a dining table and chairs in front of the window to the front elevation.

### Lower Level Landing

From the living room, you descend down the turning staircase and come to the lower landing. On the way is a deep storage cupboard where you will find space and plumbing for a washing machine, tumble dryer and room to store laundry. Stepping into the landing you have a stepped wall of glass windows and a glazed door in front of you, leading to the balcony and connecting with the garden. There is another storage cupboard here, and access to the remaining two bedrooms and the second bathroom.

### Bedroom Two

This double room has a large range of built in wardrobes and an eye catching box bay window, as well as a side window, both screened with plantation blinds.

### Bedroom Three

The final bedroom is once again flooded with light from the windows to two elevations, one of which looks directly out the side garden. There is an attractive paneled wall to the bed-head elevation and it is topped off with an overhead dado shelf. Two double doored built in wardrobes provide cavernous storage and hanging space.

### Bathroom

A stylish bathroom comprising of a bath with overhead shower and glass shower screen, beautiful tiling to the splash areas and with an attractive, illuminated niche. There is a wall hung vanity unit with wash basin over and a back-to-the wall WC. Natural light comes in from the obscured glass door and high borrowed light. A black heated towel rail and ceiling spots complete the room.

### Balcony

A wooden deck leads out from the lower landing and wraps round the house taking you to the side garden and provides a lovely place to sit and take in the evening sun.

### Garden

The garden is tiered, with a patio area, a lawn, and planted with mature shrubs and trees. There are steps leading back up to parking bay by the roadside, and a path leads down to a lower area that extends beneath the balcony.

### Parking

Immediately outside the front door is a parking bay with space for two vehicles. There is also a useful timber shed which can store away bikes, prams and ther day-to-day items securely.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

# Floorplan

**Floor -1**

**Approximate total area<sup>(1)</sup>**  
1399 ft<sup>2</sup>  
130 m<sup>2</sup>

**Balconies and terraces**  
229 ft<sup>2</sup>  
21.3 m<sup>2</sup>

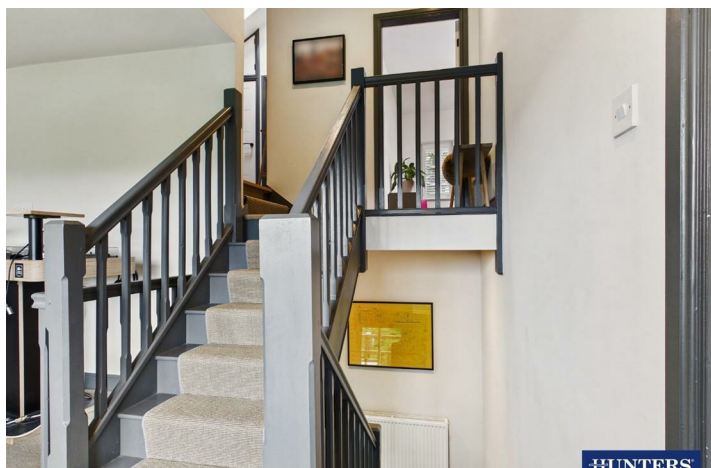
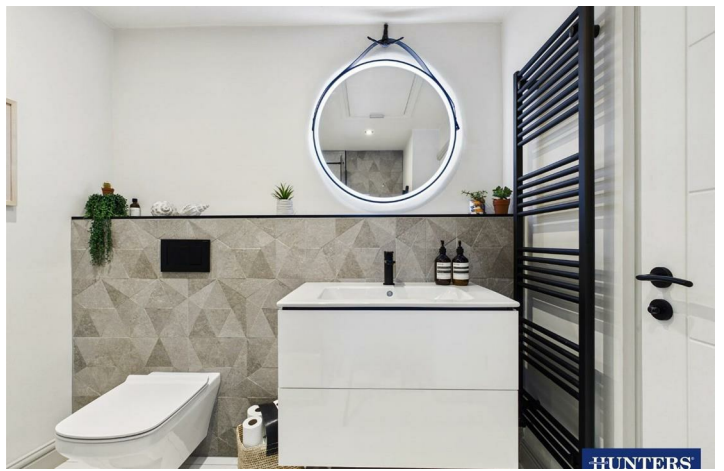
**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

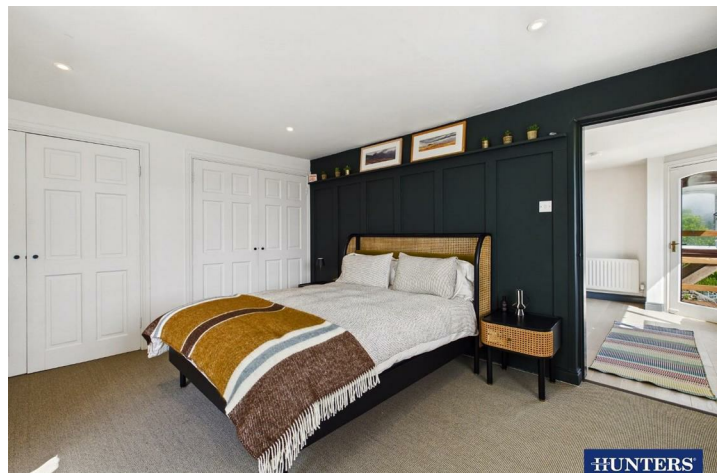
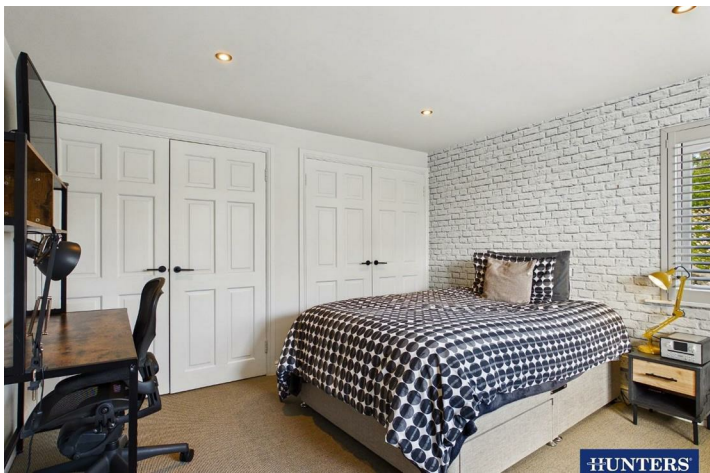
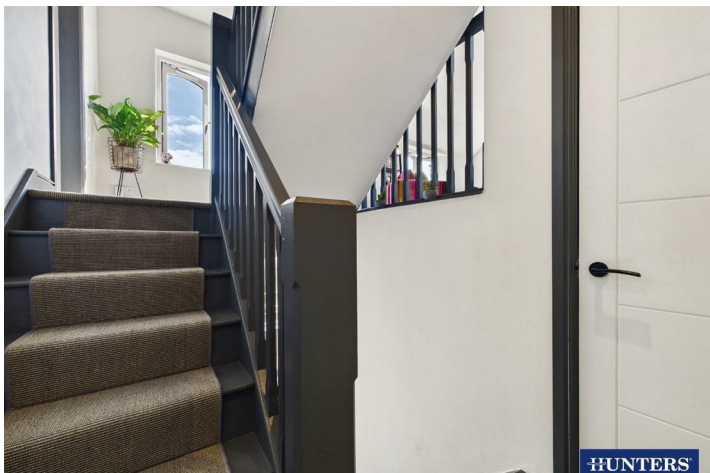
(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

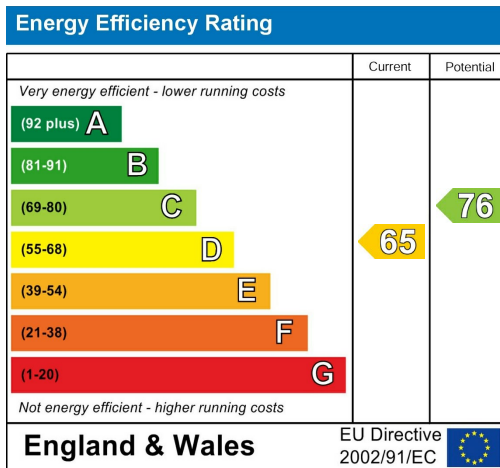
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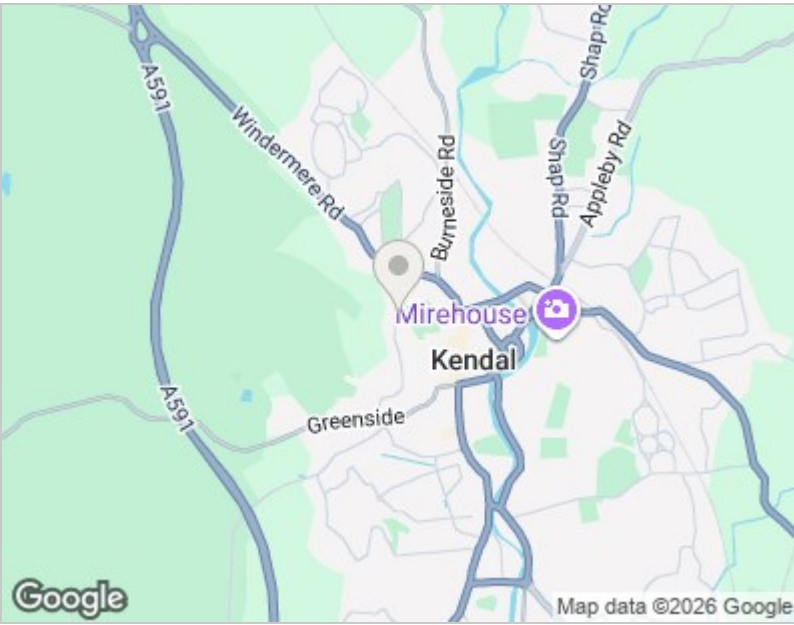
## Energy Efficiency Graph



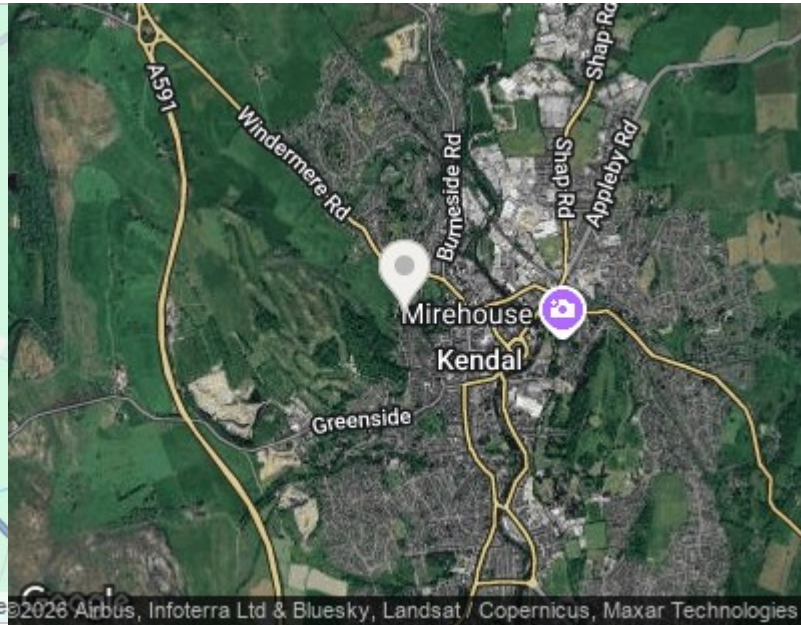
## Viewing

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

Road Map



Hybrid Map





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.

86 Highgate, Kendal, LA9 4HE  
Tel: 01539 816399 Email: [kendal@hunters.com](mailto:kendal@hunters.com)  
<https://www.hunters.com>

