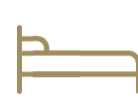




15 WANSFELL DRIVE, KENDAL, CUMBRIA, LA9 7JF
£350,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- Excellent Location for Primary and Secondary Schools
- Leisure Centre and Local Shop Close By
- Off Road Parking
- Upper Level Terrace with Steps to Rear Garden
- Undercroft Storage
- No Onward Chain



3/4



1/2



2



PARKING

OVERVIEW

Having undergone modernisation and updating in the past couple of years, this semi-detached house has lovely light and bright rooms, contemporary neutral decor and a great layout. Reconfigured to incorporate the garage into living accommodation, the generous ground floor now has a flexible layout - the second sitting room could double as a fourth bedroom and as there is a modern shower room on the ground floor, perfect for guests or dependent relatives. The kitchen has a Scandi feel with clean lines and pale toned units, the view is fantastic over rooftops towards Kendal Castle and the Kentmere Valley and a utility room helps keep the kitchen clutter free. The first floor has three bedrooms, two doubles and a single plus a bathroom.

ACCOMMODATION

Approaching over the well-tended front garden, the lovely magnolia tree and the scrambling wisteria are real delight. A porch space provides room to shed wet coats and shoes before entering into the main hallway. From here, oak doors lead to the inner hallway and lounge and stairs to the first floor. The nicely proportioned lounge has a large picture window ensuring lots of light even on a gloomy day and a Gazco gas flame effect woodburner provides a focal point. The adjoining kitchen diner is also light and bright with windows running the full length and views over rooftops towards the distant Kentmere Valley. Modern units are fitted with contrasting oak handles, slim profile





quartz style worktops and easy to maintain splashbacks. There is a gas hob with filter hood above, an electric oven, integrated dishwasher and space for a fridge freezer. A door leads to the terrace, perfect for al fresco dining. A larder style cupboard under the stairs has been retained with shelving and a sensor light.

At the side of the property, an inner hallway leads to the shower room, utility and second reception room. A double coat cupboard provides vital storage. The utility room is well appointed with a large bank of units, a sink and plumbing for a washing machine. The Worcester boiler is concealed within a cupboard and there is an electric towel rail. The shower room has also undergone an update and now fitted with a stylish suite and contemporary tiling. The second sitting room faces the front of the house and could easily be used as a fourth bedroom, hobby room or for formal dining. There is an electric heater.

Once on the first floor, the property retains the feeling of light and airiness with a window on the landing. Oak doors lead to the three bedrooms and bathroom. The double bedroom at the rear of the house has an outstanding view over rooftops towards Kendal Castle and Kentmere, the second double at the front has a built in double wardrobe and the third, single bedroom also has a built-in cupboard. Fully tiled, the main bathroom has a three piece suite with mixer attachment over the bath and there is a heated towel rail and radiator.



Externally, the property does not disappoint. A generous driveway provides off road parking for a number of cars and there is a well-stocked front garden with colour throughout the year. Access at the side leads into the rear garden. Over two levels with steps connecting the two spaces, the rear garden has an upper level terrace and lower lawn. The terrace is also accessed from the kitchen diner and perfect for outdoor dining and relaxing. The lower lawn is edged with a rockery, shrub borders, fruit trees and lovely peonies and azaleas. There is storage space (undercroft) beneath the terrace, ideal for garden tools and equipment.

DIMENSIONS

Lounge 12' 9" x 16' 0" (3.88m x 4.88m)

Dining/Hobby Room/Fourth Bedroom 9' 1" x 13' 2" (2.77m x 4.01m)

Kitchen Diner 15' 7" x 10' 3" (4.76m x 3.12m)

Shower Room 5' 8" x 4' 11" (1.74m x 1.50m)

Utility Room 9' 2" x 7' 11" (2.80m x 2.42m)

Bedroom 9' 1" x 13' 8" (2.77m x 4.17m)

Bedroom 9' 0" x 12' 7" (2.74m x 3.83m) max

Bedroom 6' 4" x 9' 4" (1.93m x 2.86m) max

Bathroom 6' 4" x 7' 1" (1.93m x 2.16m)

PLEASE NOTE THE CONVERSION OF THE GARAGE TO HABITABLE ACCOMMODATION HAS A PARTIAL REGULARISATION CERTIFICATE FROM WESTMORLAND AND FURNESS COUNCIL BUILDING CONTROL

DIRECTIONS

Leaving Kendal on A65, Burton Road, pass the Leisure Centre and continue to the traffic lights. Turn sharp left onto Heron Hill and continue straight on onto Hayfell Avenue. Turn left again onto Wansfell Drive with number 15 being on the right hand side.

what3words.com/fame.stays.abode

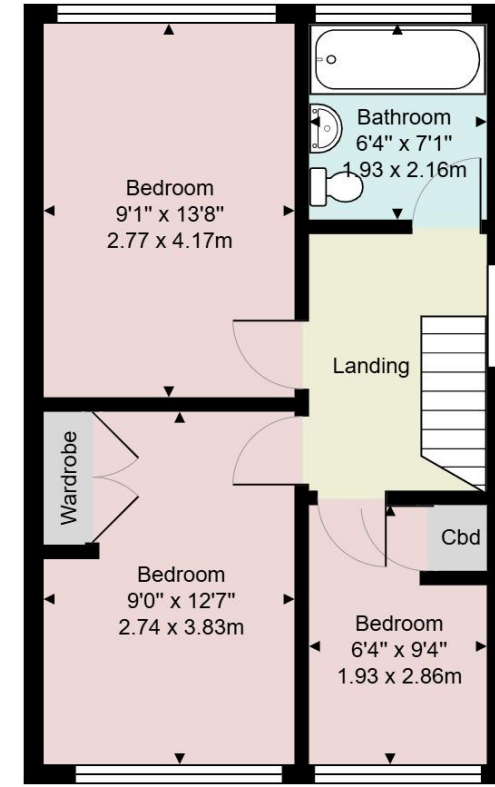








Ground Floor



1st Floor

Approx. Total Area: 1239 ft² ... 115.1 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: C

PLEASE NOTE : the conversion of the garage to habitable accommodation has resulted in Westmorland and Furness

Council issuing a Partial Regularisation Certificate – please ask the agent for further information.

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