



23 CHESTNUT CRESCENT, KENDAL, CUMBRIA, LA9 5FW  
**£350,000**

**MILNE MOSER**  
SALES + LETTINGS



23 CHESTNUT CRESCENT  
KENDAL  
CUMBRIA  
LA9 5FW



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PARKING

#### OVERVIEW

Forming part of Brigsteer Rise, with Scout Scar walks on the doorstep and good access into town, this easy to maintain home is perfect for a modern lifestyle and boasts a larger than average plot.

The dual aspect lounge is a lovely light bright space and the kitchen diner has integrated appliances and access to the landscaped garden.

On the first floor are three bedrooms, each with view to trees or countryside and a modern bathroom. The ground floor WC is large enough for the cloakroom suite and storage and could offer potential to create a shower room. There are built in cupboards to two of the bedrooms and under the stairs.

The current owner has developed and landscaped the rear, side and front gardens, the lawns are perfect for pets and children to play and there are seating areas plus numerous fruit trees and pretty sleeper edged raised borders.

#### ACCOMMODATION

The front door with a glazed insert leads into:

#### HALL

Stairs lead to the first floor and there are two ceiling lights and a radiator. Under stairs cupboard.







#### LOUNGE

9' 11" x 14' 8" (3.01m x 4.48m)

A UPVC double glazed window looks down the cul de sac at the front towards trees and there is a further UPVC double glazed window facing into the side garden. A lovely bright room with a ceiling light, radiator and a television/telephone point.

#### KITCHEN DINER

16' 8"/10' 4" x 11' 10"/6' 7" (5.08m/3.15m x 3.60m/2.01m)

UPVC double glazed window overlooking the pretty rear garden and French doors leading to the patio. An L shaped space which easily accommodates a dining table. The kitchen area is fitted with dark navy shaker style base and wall units with pale marble effect worktops and a one and a half bowl sink. Induction hob with canopy above, an electric oven, integrated fridge freezer, dishwasher and washing machine. The Vaillant boiler is concealed to a wall cupboard and there are two radiators, a ceiling light, downlights and under unit lighting.

#### WC

5' 11" x 4' 10" (1.80m x 1.47m)

Frosted UPVC double glazed window to the side elevation. Fitted with a wash hand basin and WC, a ceiling light, radiator and extractor. We are advised Story Homes fitted all necessary pipework (in compliance with Building Regulations) for the cloakroom to be converted to a wet room.







#### LANDING

Ceiling light and access to the loft. The loft has a light.

#### BEDROOM

9' 0" x 14' 1" (2.73m x 4.28m)

UPVC double glazed window facing the rear aspect and having over the garden towards trees. Built in single cupboard/wardrobe, a ceiling light, radiator and television/telephone point.

#### BEDROOM

9' 1" x 10' 3" (2.76m x 3.12m)

UPVC double glazed windows offer pleasant outlooks to both the front and side. Built in double wardrobe/cupboard, a ceiling light and radiator.

#### BEDROOM

7' 4" x 11' 8" (2.24m x 3.55m)

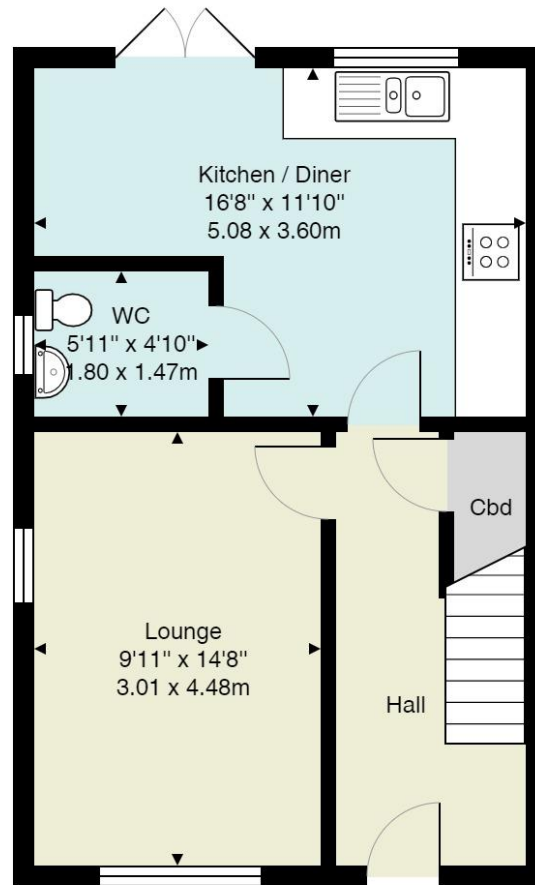
Facing the rear aspect with view towards trees and woodland, the third bedroom has a UPVC double glazed window, ceiling light and radiator.

#### BATHROOM

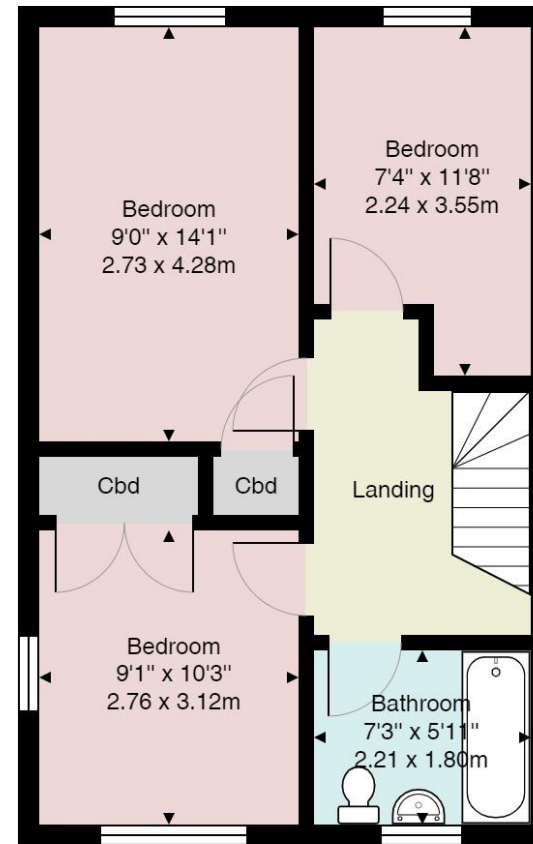
7' 3" x 5' 11" (2.21m x 1.80m)

Frosted UPVC double glazed window to the front elevation. Fitted with a modern pedestal wash hand basin, WC and bath with shower and mixer and a glass screen. Stylish tiling to the walls and floor, shaver point, downlights, extractor and chrome heated towel rail.





Ground Floor



1st Floor

Approx. Total Area: 901 ft<sup>2</sup> ... 83.7 m<sup>2</sup>

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









#### DIRECTIONS

Leaving Kendal on Brigsteer Road, pass the turning to Underwood and continue up the hill towards Scout Scar. Turn left onto Brigsteer Rise and then right onto Chestnut Crescent. Continue on Chestnut Crescent, as the road bends round to the right, the property is on the bend on the left.  
[what3words:///spark.paper.glue](https://www.what3words.com/spark.paper.glue)

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold. There is an annual management fee of £104.17 (2025) for the upkeep of the open spaces within the development.  
 Council Tax Band: D

#### EXTERNAL

At the front of the house is a block paved driveway with parking for two cars and a flagged path leading to the front door. The angled lawned side garden is bounded by beech hedging and a gate leads into the rear garden. Fully enclosed by stone walling and fencing, the rear garden is a good size and wraps around two sides. Mostly lawned, there are sleeper edged raised beds, a wildlife pond, well planted flower beds and fruit trees. There is a patio close to the house plus an external tap, double socket and light.

Overall the rear garden is a lovely space with outlook at the rear towards trees.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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](https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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