



BRANTWOOD, 3 ROBBY LEA DRIVE, NATLAND, KENDAL, CUMBRIA, LA9 7QP
£475,000

MILNE MOSER
SALES + LETTINGS

BRANTWOOD, 3 ROBBY LEA DRIVE
NATLAND
KENDAL
LA9 7QP



OVERVIEW

Located in a cul de sac in the pretty and desirable village of Natland, Brantwood is a deceptive property boasting four bedrooms, two reception rooms plus a double garage. The layout will appeal to families and those looking for one level living alike and there is plenty of space for everyone. Most rooms have large windows making the property light and bright and there are pleasant outlooks over neighbouring gardens and, from the first floor, towards The Helm. The property has been well maintained and has a well fitted kitchen with integrated appliances and a useful utility space with cloakroom/WC. All four bedrooms are doubles, two of which are within the dormer to the first floor. There is good accessible eaves storage plus a double garage and garden spaces to the front and rear.

ACCOMMODATION

A part glazed door leads into an entrance vestibule and a further glazed door accesses the hallway. Attractive decor runs through the two spaces and there is a ceiling light.

HALL

A welcoming space with stairs leading to the first floor, a radiator and two ceiling lights. A built in cupboard houses the hot water cylinder.

LOUNGE

13' 11" x 16' 8" (4.24m x 5.07m)

UPVC double glazed window with outlook over the front garden. A good sized room with a stone fire surround which has an inset





Tenbury woodburner and incorporates a space for a television. Ceiling light and a radiator.

KITCHEN DINER

11' 10" x 13' 11" (3.60m x 4.24m) max

Fitted with pale limed wood style base and wall units with pale worktops, tiled splashbacks and a stainless steel sink with drainer. Electric hob with hood above, an electric oven, integrated fridge, dishwasher and washing machine. There is under unit lighting, two ceiling lights and a radiator. A matching table seats four and there is a UPVC double glazed window to the rear aspect.

UTILITY

9' 11" x 13' 0" (3.02m x 3.97m) including WC

A UPVC double glazed window faces the side aspect and a part double glazed door leads to the rear garden. There is fitted worktop with space for a freezer and dryer beneath, a radiator and ceiling light. A good sized cupboard is perfect for storing household items and has shelving, a light and coats hooks.

WC

Frosted UPVC double glazed window to the rear elevation. Fitted with a vanity hand basin, concealed cistern WC, a chrome heated towel rail and a ceiling light. Tiled floor and part tiled walls.

DINING ROOM

9' 10" x 17' 11" (2.99m x 5.47m)

A versatile room, easily suitable as a second living room, fifth bedroom or home office/guest room. Dual aspect, the room has a wooden fire surround with an electric fire and pale stone inset, a ceiling light and radiator. Two UPVC double glazed windows.



BEDROOM

11' 11" x 13' 11" (3.64m x 4.24m) inc fitted furniture

UPVC double glazed window overlooking the rear garden. Built in double wardrobe plus two double fitted wardrobes with matching drawers and dressing table unit. Ceiling light and a radiator.

BEDROOM

12' 0" x 11' 8" (3.67m x 3.55m)

Another good sized double used by the current owners an office. There is a UPVC double glazed window, built in double wardrobe, a ceiling light and radiator.

BATHROOM

7' 3" x 7' 1" (2.20m x 2.16m)

Frosted UPVC double glazed window to the rear elevation. Fully tiled, the bathroom has a bath with jets, shower above and screen, a vanity hand basin and concealed cistern WC. There is a heated towel rail, downlights, an extractor, mirrored wall cabinet and a slimline cupboard.

LANDING

A UPVC double glazed window faces the rear aspect and has a lovely outlook across neighbouring gardens towards The Helm. Ceiling light. There is access to eaves/loft storage which has been additionally insulated and has lighting.

BEDROOM

12' 4" x 10' 6" (3.76m x 3.19m) max

UPVC double glazed window with outlook towards the distant Helm. Radiator, ceiling light and built in single cupboard.

BEDROOM

12' 10" x 10' 6" (3.90m x 3.19m) max

Also facing the rear aspect, the fourth double bedroom has a lovely view, a ceiling light and radiator. Built in double cupboard and a UPVC double glazed window.

EXTERNAL

At the front of the property is a well-tended lawn bounded by clipped evergreens and shrubs. Herbaceous borders run the length of the lawn and there is a further well planted border by the driveway. Access at either side leads to the rear garden. A lawn is framed with mature shrubs for privacy and there is a patio perfect for outdoor dining. Flags and lush planting run along the rear of the property and there is external lighting and a tap.

DOUBLE GARAGE

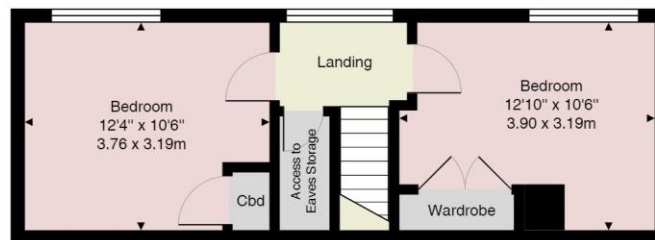
18' 4" x 19' 5" (5.59m x 5.93m)

Two electric up and over doors plus a pedestrian door at the rear. A utility space has been created to one side with a sink, worktops, plumbing for a washing machine and space for a dryer and additional fridge. Wall mounted Vaillant boiler, power and light plus an electric car charging point.





Ground Floor



1st Floor

Approx. Total Area: 1979 ft² ... 183.8 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





DIRECTIONS

Leaving Kendal on Natland Road, continue into the village turning left towards the green. Follow around the green, past the church and then left onto Helm Lane. Turn right onto Robby Lea Drive following the road round to the left. Brantwood is on the left hand side.

what3words:///twice.area.ridge

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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