



AIKRIGG, 24 ARCHERS MEADOW, KENDAL, CUMBRIA, LA9 7DY
£580,000

MILNE MOSER
SALES + LETTINGS



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DOUBLE GARAGE
& PARKING

OVERVIEW

Immaculately maintained both inside and out, this executive detached house has a versatile layout and is an ideal family home. Located to the head of a cul de sac with green space at the rear and fantastic views at the front, the position really must be viewed to be appreciated. The well laid out accommodation is over two primary levels with a lower level double garage. The lounge has access to the manicured garden and there is a modern kitchen with integrated appliances, a dining room and lovely garden room suitable for year round use. The study is perfect for those working from home. On the first floor is an impressive master bedroom - the view from here is breathtaking and there are two further double bedrooms and a single. The ensuite and ground floor cloakroom have been updated in the last couple of years as has the kitchen. Moving outside, is a lovely level lawn space with an architect designed deck with elevated views towards Scout Scar and undercroft gated store. The double garage has space for hobbies and parking plus a utility room at the rear. The driveway has parking for at least four cars - a rarity in a modern house. Well located for both primary and secondary schools, Kendal Castle and access to the town centre.

ACCOMMODATION

Steps at the side of the property lead up to the main entrance door at the side. There is a rear door and also an entrance from the garage up into the hallway.

HALL

An impressive entrance to the house with stairs leading up to the galleried landing and down to the garage. There are downlights to the ceiling, a radiator and wood flooring.

WC

Frosted UPVC double glazed window. Fitted with a modern stylish suite comprising a concealed cistern WC and vanity hand basin with cupboards below. Chrome heated towel rail, fully tiled walls





and floor, downlights and matching wall cupboard with pelmet lighting.

LOUNGE

18' 9" x 17' 3" (5.72m x 5.26m)

The large UPVC double glazed window perfectly frames the lovely view over Kendal towards Scout Scar. There are two further UPVC double glazed windows at the side, one of which frames the view of Kendal Castle, and French doors leading to the garden. Wooden fire surround with a cast metal inset, polished black stone plinth and a living flame gas fire. Ceiling light and two radiators.

DINING ROOM

8' 6" x 11' 3" (2.58m x 3.42m)

French doors connect into the garden room and there is a ceiling light and radiator.

GARDEN ROOM

9' 10" x 10' 2" (2.99m x 3.09m)

A wonderful addition to the property, having an insulated roof and radiator ensuring the space is usable all year round. UPVC double glazed windows to three sides, double doors to the garden, two Velux rooflights and downlights.

STUDY

5' 8" x 7' 10" (1.72m x 2.38m)

UPVC double glazed window to the side aspect. Ceiling light, radiator and shelving.

KITCHEN DINER

13' 1" x 11' 3" (3.98m x 3.42m)

Updated in recent years, the kitchen is fitted with cream gloss base and wall units, granite worktops and upstands and inset one and a half bowl sink with waste disposal. UPVC double glazed windows over the garden spaces and there is a part glazed external door. Five ring induction hob with canopy above, an electric double oven, grill and integrated microwave - all NEFF appliances. There is an integrated fridge freezer and dishwasher, under unit lighting, downlights and a radiator. A matching granite peninsula comfortably seats four people for casual dining.

LANDING

A lovely galleried landing with a built in cylinder cupboard plus additional storage cupboard. There is access via a ladder to the boarded loft, a radiator and ceiling light.



MASTER BEDROOM

12' 4" x 14' 7" (3.77m x 4.45m)

Pause for moment when entering the bedroom to take in the outstanding view over Kendal towards Scout Scar. There are two built in double wardrobes with hanging space and shelving, downlights and a radiator. UPVC double glazed window.

ENSUITE

8' 0" x 4' 11" (2.44m x 1.49m)

A Velux rooflight provides lots of natural light and the ensuite comprises a large shower enclosure with fixed head spray, a vanity hand basin with cupboards beneath and a concealed cistern WC. There is hydra board to the walls and shower, a mirror with light and demist function, chrome heated towel rail, an extractor and downlights.

BEDROOM

8' 8" x 13' 5" (2.63m x 4.09m) max

UPVC double glazed window looking onto trees and green space at the rear. Built in wardrobe, a ceiling light and radiator.

BEDROOM

10' 6" x 9' 6" (3.20m x 2.90m)

Another well-presented double bedroom with a built in double wardrobe, a ceiling light and radiator. The UPVC double glazed window also faces the rear.

BEDROOM

5' 9" x 11' 10" (1.75m x 3.60m)

A UPVC double glazed window faces the side aspect. Radiator and a ceiling light.

BATHROOM

6' 2" x 7' 8" (1.67m x 2.33m)

A frosted UPVC double glazed window to the side elevation. Fitted with a concealed cistern WC, a vanity hand basin and a bath with mixer attachment. Chrome heated towel rail, tiling to the walls, downlights and an extractor.

DOUBLE GARAGE

18' 9" x 17' 11" (5.71m x 5.47m) max

The integral double garage has an insulated electric roller door, power and light. Wall mounted Glow Worm boiler.





Approx. Total Area: 2185 ft² ... 203.0 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





UTILITY ROOM

9' 5" x 5' 7" (2.87m x 1.69m)

Fitted with beech style base and wall units, Corian worktops and a sink. Ceiling light, plumbing for a washing machine and space for a freezer if required. Overhead pulley clothes dryer, a radiator and multiple sockets.

EXTERNAL

To the front of the house is an expansive block paved driveway with parking for at least four vehicles. A well planned rockery style bed at the side has a upright stone water feature, mature evergreens and perennials. The gated under croft storage area contains two sheds which are to remain. The rear garden extends mainly to the side of the house, taking advantage of access from the lounge and the fantastic view. The level lawn has a shrub border and there is a deck with balustrade and low level lighting - the ideal place for a dining table. The lawn wraps round to the rear where there is a gravelled seating area and raised sleeper style beds planted with sedums and species shrubs and ornamental trees. External lighting and tap.

DIRECTIONS

Leaving Kendal on Aynam Road, follow to the left onto Lound Road and then left at the traffic lights onto Parkside Road. Continue on Parkside Road, turning right opposite Netherfield Cricket Club onto Archers Meadow. Keep turning left with the property located in the far cul de sac to the right hand corner.
what3words.com/mole.smashes.drip

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: F

EPC Grading: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.gov.uk/phones-telecoms-and-internet/coverage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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