



9 CURSON RISE, KENDAL, CUMBRIA, LA9 7PN
£303,000

MILNE MOSER
SALES + LETTINGS

9 CURSON RISE KENDAL CUMBRIA, LA9 7PN



OVERVIEW

Positioned to the head of a cul de sac just off Valley Drive, this link detached home is perfect for growing family. Extended at the rear, a lovely L shaped kitchen diner has been created, ideal for family dining and entertaining. There is a good sized lounge, three bedrooms and a modern stylish bathroom. Lots of built in storage throughout plus a garage. The garden wraps around the property making it ideal to zone for play, dining and recreation. Neutrally decorated throughout, the current owners have completed some updating works including replacing the bathroom and kitchen and installing a ground floor cloakroom. Gas central heating and UPVC double glazing. Popular location with schools, local shops and bus routes close by.

ACCOMMODATION

From the driveway, a UPVC double glazed door leads into:

PORCH

Having a UPVC double glazed window, radiator and downlight to the ceiling.

WC

A must for every busy household, the cloakroom is fitted with a corner basin, WC and chrome heated towel rail. Downlights, an extractor and frosted UPVC double glazed window.

HALL

Stairs lead to the first floor and there is a built in coat cupboard with shelf and hanging rail. Radiator and ceiling light.





LOUNGE

10' 9" x 19' 10" (3.28m x 6.04m)

A generous room with a UPVC double glazed window overlooking the cul de sac at the front. Modern fire surround with electric log effect fire, HDMI points, two ceiling lights and a radiator.

KITCHEN DINER

19' 6"/8' 6" x 20' 1"/9' 2" (5.95m/2.60m x 6.13m/2.79m)

Extended at the rear, the L shaped kitchen diner is perfect for family meals. There are UPVC double glazed windows to two sides, plus French doors to the garden and a large Velux rooflight. Cream shaker style base and wall units run throughout with wood block effect worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. Electric hob with hood above and electric double oven below, an integrated microwave and dishwasher. There is a recess for an American style fridge. Downlights, USB points, two vertical radiators, under unit lighting and plinth lights. The large under stairs cupboard has a light and shelving.

LANDING

Ceiling light.

BEDROOM

9' 4" x 12' 10" (2.86m x 3.91m) including wardrobes

Having a pleasant outlook at the rear between houses towards hills, this double bedroom has two built in double wardrobes with louvre doors and overhead storage, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

10' 1" x 9' 11" (3.07m x 3.01m) including wardrobes

Also facing the rear, the second double bedroom has a UPVC double glazed window, ceiling light and a radiator. Built in double wardrobe with drawers and overhead storage plus a further deep cupboard over the stairs.

BEDROOM

9' 4" x 6' 8" (2.83m x 2.02m)

UPVC double glazed window to the front aspect. Built in double wardrobe, a ceiling light and radiator.

BATHROOM

8' 5" x 6' 4" (2.55m x 1.92m)

A lovely light bright bathroom fitted with a concealed cistern WC, hand basin and bath with a shower above, folding screen and mixer



spray. Pastel shaded base cupboards provide important storage and there are downlights, a white heated towel rail, an extractor and white tiling.

EXTERNAL

To the front of the house is a block paved driveway leading to the garage and a secondary gravelled area, flower borders and an external socket. A gate leads to the rear garden. Wrapping around the rear of the house, the rear garden is flagged for ease. External light and tap.

GARAGE

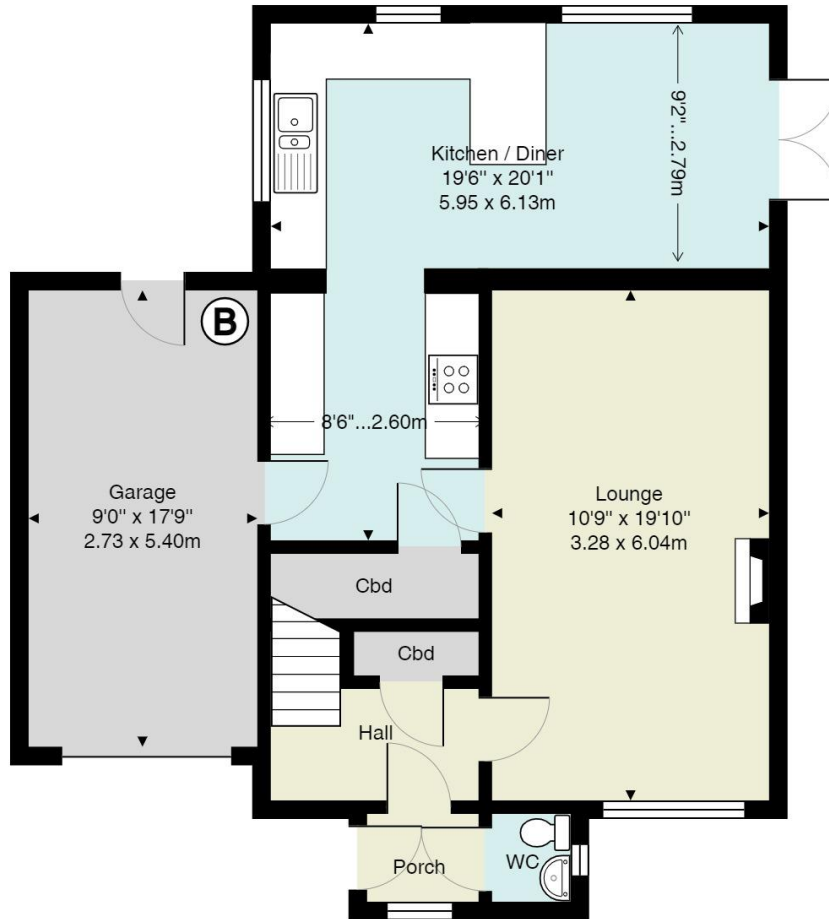
9' 0" x 17' 9" (2.73m x 5.40m)

Having an electric roller door and a UPVC double glazed pedestrian door. Vaillant boiler, a ceiling light and plumbing for a washing machine.

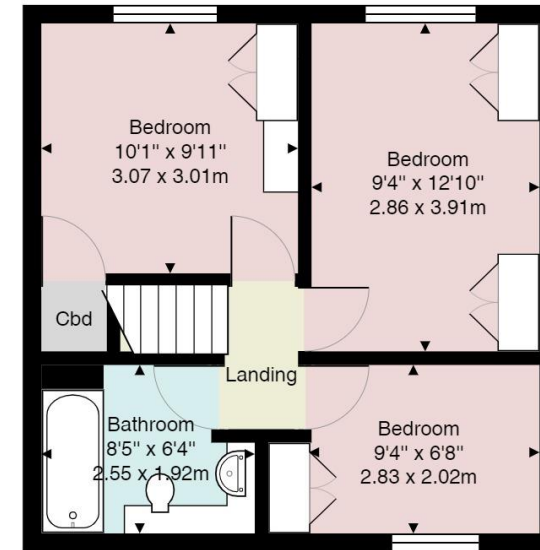
DIRECTIONS

From Lound Road, turn at the traffic lights onto Parkside Road and follow past Netherfield Cricket Club. Turn right at the traffic lights onto Valley Drive. Curson Rise is on the right hand side just prior to the junction with Lingmoor Rise with the property located in the far left hand corner of the cul de sac.
[what3words:///secret.that.bubble](#)





Ground Floor



1st Floor

Approx. Total Area: 1166 ft² ... 108.3 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





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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