



3 WASDALE CLOSE, KENDAL, CUMBRIA, LA9 7JQ  
**£595,000**

**MILNE MOSER**  
SALES + LETTINGS



## 3 WASDALE CLOSE KENDAL CUMBRIA LA9 7JQ



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GARAGE &  
PARKING

### OVERVIEW

Built by Russell Armer and owned from new by the current vendors, this detached family home has been maintained and modernised to an exceptional standard. Impeccable throughout, the property is presented in a 'ready to move into' condition and has been extended on the ground floor creating a generous main living space plus a lovely garden room, perfect for relaxing. The formal dining room has been retained and the modern kitchen, fitted by Atlantis, has space for everyday dining plus integrated appliances. There are four bedrooms, all with built-in storage and the master has a stylish ensuite. Completing the picture is a modern family bathroom, good sized cloakroom, utility room and home office. Externally, the property is presented to the same high standards with neat lawn areas, well planned herbaceous and shrub borders plus a fantastic decked seating area. Ample off road parking plus a large garage. A wonderful family home with an innovative layout giving a sense of space and light throughout - the property really must be viewed to be appreciated. Located close to Heron Hill Primary School, local shop, bus routes and Leisure Centre.

### ACCOMMODATION

From the block paved driveway, a wooden front door leads into:

### HALL

The welcoming entrance to this wonderful home - a built-in cupboard provides space for coats and shoes and there is a vertical radiator and downlights. Stairs lead to the first floor.







#### CLOAKROOM/WC

5' 11" x 9' 6" (1.81m x 2.90m) max

A good sized cloakroom forming part of the 'turret' at the front of the property. Frosted UPVC double glazed window, a concealed cistern WC and vanity unit with top mounted hand basin. Radiator and a ceiling light.

#### LOUNGE

12' 2" x 22' 10" (3.72m x 6.96m)

Having attractive wood flooring, the lounge has UPVC double glazed patio doors leading to the garden, and a secondary internal glass block window allowing natural light into the hallway. Modern gas fire with contemporary recessed gas fire and wood slat panels to either side. Two radiators (one vertical) and three wall lights.

#### GARDEN ROOM

9' 0" x 14' 7" (2.74m x 4.44m) max

Thoughtfully designed to seamlessly blend with the architecture of the house, the garden room has UPVC double glazed windows to three sides plus French doors to the garden. Tiled floor with under floor heating, downlights and exposed beams. Open access to the dining room.

#### DINING ROOM

9' 9" x 12' 1" (2.96m x 3.69m)

Having a radiator, downlights and glass block window to the side.

#### KITCHEN DINER

13' 2" x 9' 9" (4.02m x 2.98m)

Updated in recent years by Atlantis Kitchen, Kendal, the kitchen diner is fitted with grey gloss slab fronted base and wall units with quartz worktops with sink unit and integrated drainer. NEFF induction hob with canopy above, a NEFF electric double oven plus an integrated fridge freezer and dishwasher. Vertical radiator, downlights and under unit lighting. Two UPVC double glazed windows overlook the cul de sac at the front.

#### UTILITY ROOM

5' 0" x 5' 6" (1.52m x 1.68m)

UPVC double glazed window an external door. Plumbing for a washing machine, vent for a tumble dryer, and a ceiling light.





#### OFFICE

6' 2" x 6' 9" (1.89m x 2.07m) max

UPVC double glazed window facing the front aspect. Radiator and a ceiling light.

#### LANDING

The light and bright landing forms part of the 'turret' with full length windows flooding the space with natural light. A side landing leads towards the master bedroom - pause for a moment to appreciate the unexpected view of Kendal Castle between rooftops. Radiator, downlights and access to the loft. Built in airing cupboard with hot water cylinder and shelving.

#### BEDROOM ONE

9' 7" x 17' 10" (2.92m x 5.44m)

A good sized double bedroom with a UPVC double glazed window fitted with plantation shutters to the front plus a further UPVC double glazed window at the side. Built-in Sharps triple wardrobe with sliding doors, two radiators and a ceiling light. Access to second loft space. A sliding frosted glass door leads to the ensuite.

#### ENSUITE

5' 1" x 6' 1" (1.55m x 1.86m)

A stylish fully tiled ensuite fitted with a walk in enclosure with both fixed head and riser spray, a WC and half pedestal hand basin. Under floor heating, wall cupboard, downlights and an extractor. Velux rooflight.

#### BEDROOM TWO

13' 5" x 8' 8" (4.09m x 2.64m) max

Overlooking Heron Hill School's playing fields, the second double bedroom has a UPVC double glazed window, radiator, ceiling light and a double built-in wardrobe.

#### BEDROOM THREE

11' 10" x 8' 4" (3.60m x 2.53m) max

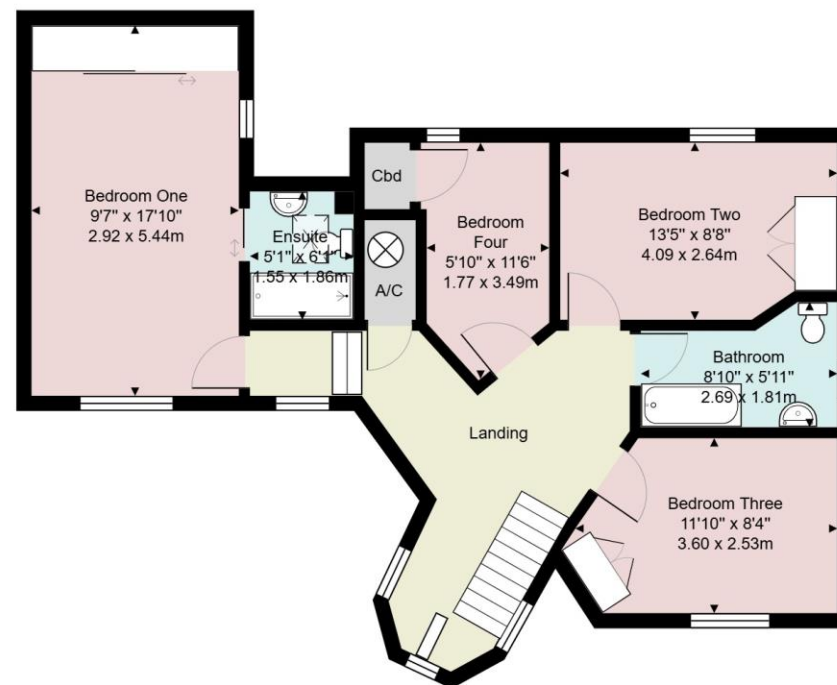
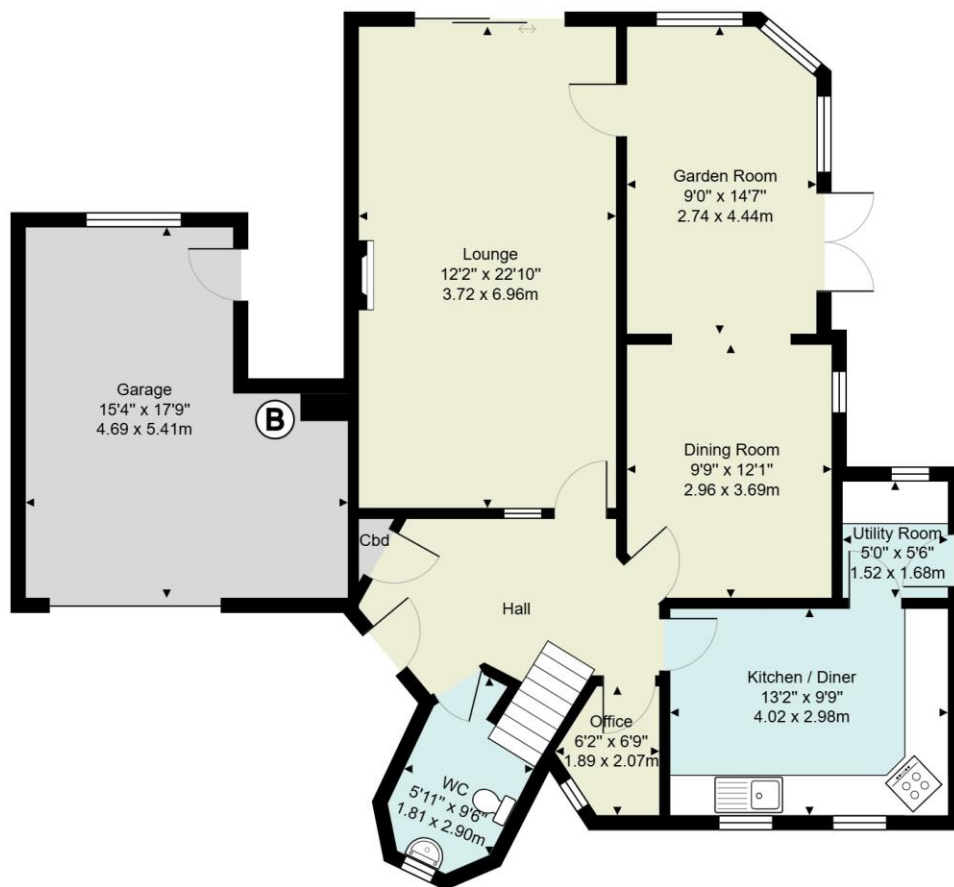
UPVC double glazed window with view towards Kendal Castle. Ceiling light, radiator and a built-in double wardrobe.

#### BEDROOM FOUR

5' 10" x 11' 6" (1.77m x 3.49m) max excluding wardrobe

A quirky shaped room with a built-in single cupboard, UPVC double glazed window, a ceiling light and radiator.





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









#### BATHROOM

8' 10" x 5' 11" (2.69m x 1.81m) max

Frosted UPVC double glazed window to the side aspect. Also updated and modernised, fitted with a concealed cistern WC, vanity basin with cupboards below and a bath with shower above and screen. Fully tiled, there is a wall cupboard, downlights, a radiator and extractor.

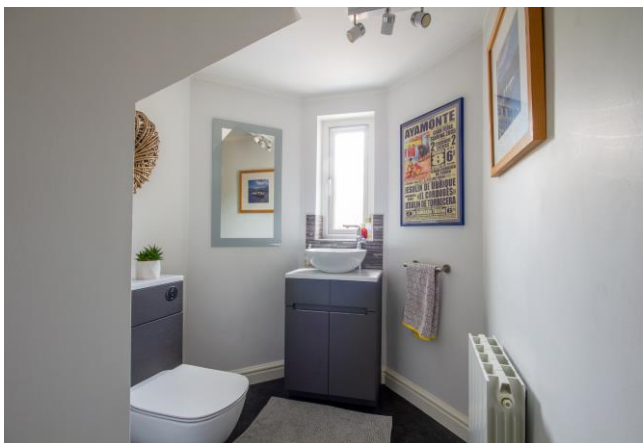
#### EXTERNAL

At the front of the property is a generous driveway with space for a number of vehicles. A lawn area at the side is interspersed with architectural rocks and there is access to either side of the property into the rear garden. A canopy runs between the front door and garage door and there is external lighting. The rear garden wraps around the property, mainly lawned with well-designed colour themed borders planted with perennials and evergreens for year round interest. There are two paved and decked seating areas, with one being perfect for entertaining and socialising. The boundary hedging and ornamental trees are perfect for privacy and there is a fountain, external tap and lighting.

#### GARAGE

15' 4"/9' 7" x 17' 9"/9' 8" (4.69m/2.92m x 5.41m/2.95m)

Larger than average, the garage has an electric roller door, power, light and a tap. Frosted UPVC double glazed window and external door to the garden. Wall mounted Worcester boiler.



#### DIRECTIONS

Leaving Kendal on Burton Road, turn sharp left at the traffic lights onto Heron Hill. Continue past the shop and down Hayfell Avenue past Heron Hill Primary School on the left. At the mini roundabout, continue straight over onto Wasdale Close. Take the first cul de sac on the left with the property located to the left hand corner.  
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#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: F

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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