



15 BRIARIGG, KENDAL, CUMBRIA, LA9 6FA
£495,000

MILNE MOSER
SALES + LETTINGS

- Popular Area with Families
- Generous Plot
- Gas Central Heating and PV Solar Panels
- Double Glazed
- Neutral White Decor Throughout
- Green Space/Play Area Close By



4



3



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GARAGE &
PARKING

OVERVIEW

Located on an end plot with a good sized gardens front and back, this four bedroom home is perfect for a growing family and has a great layout. The semi open plan kitchen and dining space is perfect for social meals which can be prepared together, the family room would be ideal for teenage gaming, studies or as a home office and there is a formal living room with a feature triangular bay window. Two of the four bedrooms are doubles – one with an ensuite, and the remaining two being good sized singles. A house bathroom, ground floor cloakroom and utility complete the accommodation. Externally, the property doesn't disappoint and the owners love of plants and growing produce is evident throughout. Mature planting softens the boundaries and there is space for play and relaxation along with off road parking and a garage.

ACCOMMODATION

From the driveway and pretty front garden, a covered porch area leads into the hallway. A good sized hall with storage under the stairs and a cloakroom off to one side. Doors lead to the dining room and lounge. Moving to the front of the house and into the lounge, the unusual triangular bay window is a real feature and there is a wooden fire surround fitted with a living flame gas fire. Entering the dining room, the view from the French doors is lovely – across the patio and rear garden. It is easy to imagine family meals outside on the patio. A wide arch





divides the space with the kitchen giving a semi open feel. The kitchen, also a good size, is fitted with wood grain effect units, speckled worktops and a stainless sink with aspect over the garden. There is space for a gas cooker, plumbing for a washing machine and space for fridge freezer. The adjoining utility room is a must for any household and houses the Vaillant boiler. Accessed from the dining room is the family room. An excellent second reception space with windows and external doors to both the front and rear. Versatile in use, the room could be a home office (visiting clients need not go through the house), a second TV or hobby room.

The first floor galleried first floor landing has a window to ensure there is natural light in a usually internal space. The largest of the four bedrooms is at the rear of the house with aspect over Briarigg to fields beyond. A double wardrobe provides ample storage and there is an adjoining ensuite shower room. The second double bedroom is also at the rear and has two cupboards built-in, one housing the hot water cylinder. The two single bedrooms are at the front of the house, both with a pleasant aspect. The house bathroom has a three piece suite comprising a bath, concealed cistern WC and a vanity hand basin.

Once outside, the mature planting throughout the garden is a true joy. At the front a lawned space has room for play and seating and there is a wildlife pond, all screened by shrubs and evergreens. The driveway leads to the garage and there is access at either side of the house. The rear garden is wider than expected – a large railway sleeper raised bed has been constructed for veg growing and there is a lawn, patio space and arbour perfect for dining in inclement weather. Fruit bushes, well planted borders, shrubs and evergreens all make the garden a wonderful place to be. The generous attached garage has an electric up and over door, power and light.



DIMENSIONS

Lounge 15' 11" x 12' 8" (4.85m x 3.87m) excluding bay
Dining Room 9' 6" x 10' 7" (2.90m x 3.22m)
Family Room 9' 10"/7' 8" x 19' 2" (2.99m/2.34m x 5.84m)
Kitchen 13' 6" x 10' 6" (4.12m x 3.19m)
Bedroom 12' 7" x 10' 7" (3.84m x 3.22m) max
Ensuite 5' 4" x 6' 0" (1.62m x 1.83m)
Bedroom 10' 5" x 10' 5" (3.18m x 3.17m) max
Bedroom 8' 6" x 12' 9" (2.59m x 3.89m)
Bedroom 7' 1" x 9' 5" (2.15m x 2.88m)
Bathroom 7' 0" x 6' 2" (2.12m x 1.88m)
Garage 11' 0"/8' 8" x 19' 9" (3.36m/2.65m) x 6.02m)

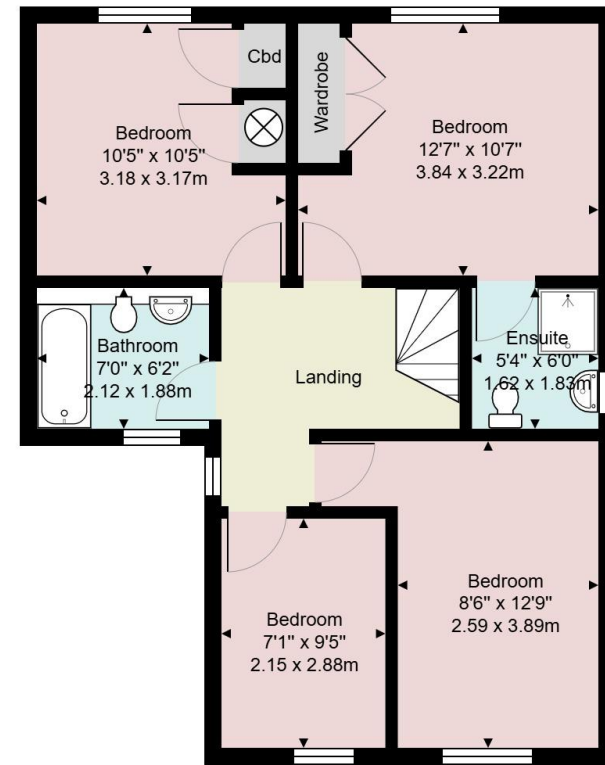
DIRECTIONS

Leaving Kendal on Burneside Road, pass under the railway bridge and up the rise. Turn left onto Applerigg following immediately onto Briarigg. Number 15 is located within a small cul de sac to the left hand side.
what3words:///positives.channel.done









Approx. Total Area: 1616 ft² ... 150.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Emma Butler

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. PV Solar panels are fitted the garage/family room roof and are on FIT

Tenure: Freehold

Council Tax Band: F

EPC Grading: B

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