



12 BURNESIDE ROAD, KENDAL, CUMBRIA, LA9 4RL
£285,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Having left no stone unturned when updating, the current owner of this traditional terraced house has combined modern fittings with period style effortlessly creating a stylish high end finish. The accommodation is over four floors with a lovely reception room and high spec kitchen on the entry level. A cinema room, utility and cloakroom have made the basement a desirable addition and there are three double bedrooms (one of which is ensuite) and a bathroom over the first and second floors. All the fittings have been carefully considered which when combined with fresh white décor throughout has created a home filled with light and style. Perfectly located for the town centre, train station and open green space, the property is ideal for first time buyers, those looking for an easily managed home or a lock and leave second property.

ACCOMMODATION

The smart traditional front door finished in high gloss black with polished silver metal door furniture is the perfect entrance to the house. Once inside, the attention to detail is immediately evident. Warm wood flooring runs through into the kitchen and being dual aspect means the room stays light and airy - the front window has privacy glass to the bottom pane, a thoughtful touch. The Portway woodburner is set to a slate hearth and there is ample space for both lounge and dining furniture. Stairs lead to the first floor and enclosed stairs down to the basement. Moving into the kitchen, the crisp white theme throughout continues with high gloss white units with brushed chrome trim, slim profile worktops, honeycomb pattern splashbacks and quality Neff appliances. The keenest of cooks will be impressed with the two ovens plus large induction hob with two hoods above. French doors lead to the side. Upgrading the lower basement area was a fantastic idea, creating a desirable cinema room (or home office if needed) plus a utility and cloakroom/WC balances the accommodation and adds valuable living space.

Once on the first floor, the high standard continues. A split landing provides access to two bedrooms and the bathroom and an enclosed staircase up to the third bedroom. Moving into the bedroom at the rear of the house, this room is perfect for guests



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PARKING





as it has its own ensuite shower room. There is a generous double at the front of the house and the luxurious bathroom is in the middle. Large marble tiles on both the walls and floor elevate the space, the large walk in shower enclosure has a rainfall shower head and there is a contemporary wash stand style basin, a deep bath and concealed cistern WC.

The final bedroom is within the roof space. The ceiling height is such that standard wardrobes can easily fit and the room would make a lovely master bedroom or teenagers den. Two Velux rooflights add further natural light to the room with partial view towards Serpentine Woods.

Outside, a raised bed on the side passageway is lushly planted with hostas and ferns and there is a courtyard area with space for pots and furniture. The shed/woodstore is to stay and has a light.

DIMENSIONS

- Lounge Diner 12' 11" x 19' 3" (3.93m x 5.86m)
- Kitchen 8' 0" x 17' 5" (2.44m x 5.30m) max
- Cinema Room 12' 7" x 10' 3" (3.83m x 3.12m)
- Utility Room & WC 10' 0" x 7' 9" (3.04m x 2.37m) inclusive
- Bedroom 12' 10" x 10' 11" (3.91m x 3.33m)
- Bedroom 8' 2" x 12' 0" (2.49m x 3.65m)
- Bathroom 7' 2" x 7' 10" (2.18m x 2.39m)
- Bedroom 13' 1" x 18' 11" (3.99m x 5.76m)

DIRECTIONS

Leaving Kendal on Stricklandgate, turn right at the traffic lights with Windermere Road onto Burnside Road. The property is a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Approx. Total Area: 1254 ft² ... 116.5 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.

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To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Stephanie Hardie

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