



14 BRAMBLE CLOSE, KENDAL, CUMBRIA, LA9 6FF
£395,000

MILNE MOSER
SALES + LETTINGS

- Good Sized Plot
- Cul de Sac Location
- Gas Central Heating
- UPVC Double Glazed Windows
- Garage with Electric Door
- Landscaped Garden with Ponds
- No Onward Chain



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GARAGE &
PARKING

OVERVIEW

Presented to a high standard with modern crisp white decor throughout, this detached family home will appeal to a range of buyers. Located on the popular Briery Meadows development, green space and play parks are close by and there is good access out of town. The ground floor has two light and bright reception spaces divided by glass sliding pocket doors, perfect for keeping the spaces separate if required or open plan if socialising. The kitchen has space for an everyday dining table and the adjoining utility room and cloakroom/WC have been modernised in recent years. Once on the first floor, there are pleasant aspects from the bedrooms over the front and rear gardens - the largest bedroom has an ensuite, plus there is a stylish family bathroom. Externally, the property has a good sized plot with plenty of lawn space at the front and a formally laid out rear garden. Off road parking and a garage complete the picture.

ACCOMMODATION

Approaching over the generous front lawn and parking area, an open porch area provides shelter from the elements and a door with leaded glass leads into the hallway. Setting the tone for the clean white decor throughout, the hallway has stairs to the first floor and the lounge leads to the left. Having a contemporary feel with modern underlit shelving and cupboards, the lounge is the perfect spot to unwind and relax. A gas stove with wooden





lintel above provides a focal point and there are glazed pocket doors to the dining room. Another light and bright room with French doors to the rear garden, the dining room is perfect for formal meals or could easily be a home office or second TV room. The adjoining kitchen overlooks the rear garden and is fitted with white painted farmhouse style units in keeping with the modern style of the decor. There is a gas hob with hood above, electric oven and useful understairs cupboard. The utility room has more storage along with plumbing for a washing machine, space for a tumble dryer and access to a loft space. The adjacent cloakroom has a modern white suite - a must for any busy household.

Once on the first floor, the landing has access to the loft and a built in cylinder cupboard. The principal bedroom is at the rear of the house with pleasant aspect over the rear garden and a good range of built in furniture. The ensuite has been updated with a modern white three piece suite which teamed with the white decor ensures the new owners can easily accessorise to their own tastes. The second double bedroom faces the front and has built in wardrobes, and third bedroom, a single, is at the rear. The main bathroom has a bath with shower above and glass screen, a vanity hand basin and concealed cistern WC. Completing the look is an illuminated mirror and grey stone effect tiling.

Externally, the property has a lot to offer. At the front is parking for 2/3 cars plus a good sized lawn space with mature shrubs and trees. There is access at either side of the house into the rear garden. Formally landscaped with symmetrical raised brick beds, the rear garden is perfect for al fresco dining. A fish pond and wildlife pond have been added and flowering plants fill the beds, tumbling over edges, softening the look. Architectural trees, shrubs and climbers have thoughtfully been added and there is an external tap and access to one side to the garage. A further area at the other side provides space for recycling and bins plus a greenhouse and store. The integral garage is a good size and has an electric up and over door, multiple electrical sockets, 16amp socket, butler sink with hot and cold water and access to a loft space.



DIMENSIONS

Lounge 12' 4" x 14' 2" (3.76m x 4.31m) max

Dining Room 8' 1" x 11' 3" (2.47m x 3.44m)

Kitchen Diner 10' 9" x 11' 2" (3.28m x 3.41m)

Utility Room 5' 1" x 6' 11" (1.55m x 2.11m)

Bedroom 8' 4" x 12' 1" (2.54m x 3.68m) including wardrobes

Bedroom 9' 0" x 9' 3" (2.74m x 2.83m) excluding wardrobes

Bedroom 6' 9" x 8' 6" (2.06m x 2.60m)

Bathroom 6' 1" x 7' 7" (1.86m x 2.32m) max

DIRECTIONS

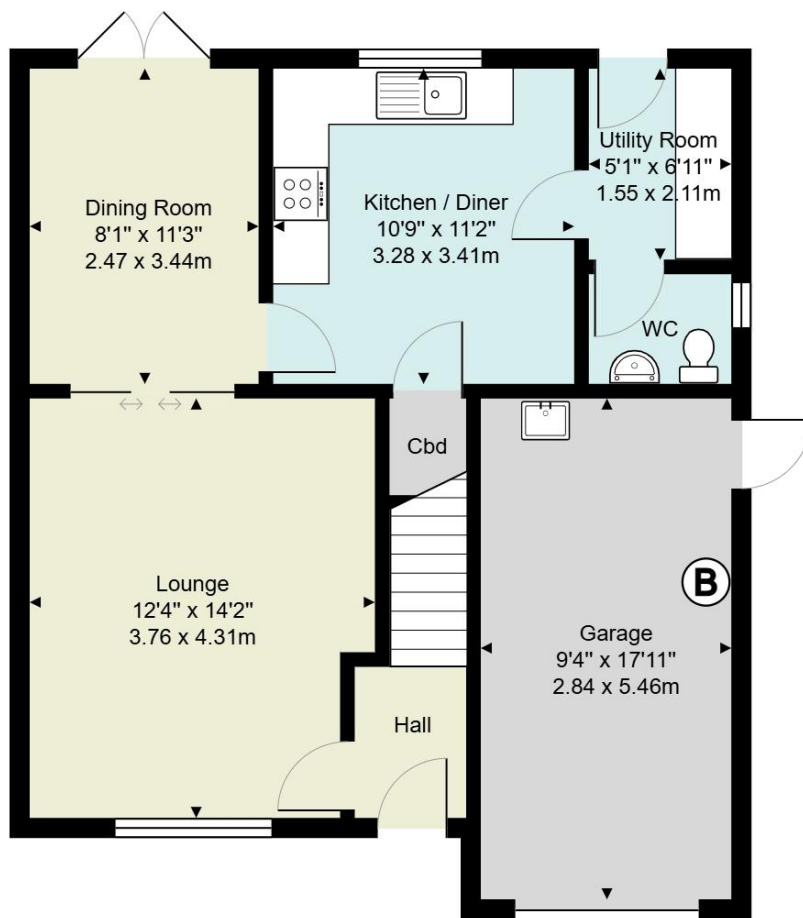
Leaving Kendal on Burnside Road, pass under the railway bridge and up the rise. Turn left onto Applerigg following immediately on Briarigg. Stay right at the green, turning right onto Bramble Close. Number 14 is the first house to the right hand side.

what3words///kinds.aims.swoop

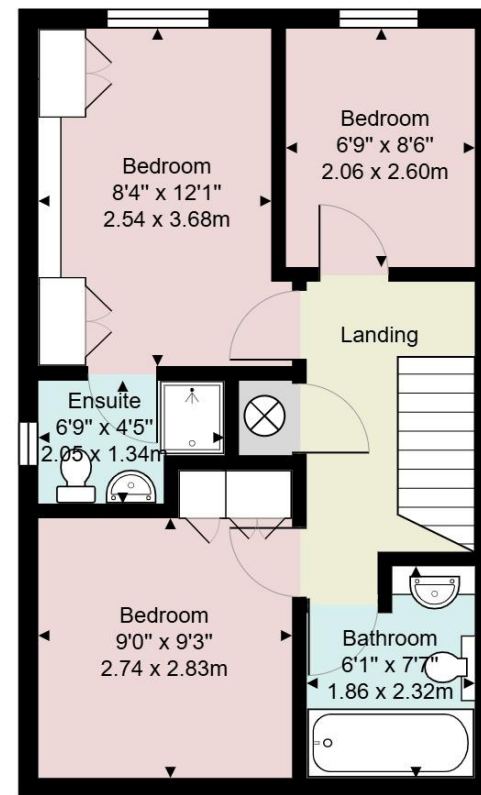








Ground Floor



1st Floor

Approx. Total Area: 1118 ft² ... 103.9 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		
69-80	C	71 C	76 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

Tenure: Freehold

Council Tax Band: D

EPC Grading: C

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