



5 Hardknott Gardens, Kendal

Asking Price £550,000

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Thomson Hayton Winkley



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A fabulous detached house situated in a desirable residential area within Kendal. Offering five bedrooms, a sitting room, kitchen, dining and living space, conservatory, study, four piece bathroom, en suite, cloakroom, utility room, double garage, driveway parking and beautifully maintained gardens.







5 HARDKNOTT GARDENS

A deceptively spacious modern detached house occupying a desirable plot at the head of a cul-de-sac on a popular residential development to the south of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the mainline railway station at Oxenholme, road links to the M6 and both the Lake District and Yorkshire Dales National Parks,

The accommodation, which is both well maintained and well presented, briefly comprises of an entrance hall, sitting room with multi fuel stove, excellent "L shaped" kitchen, dining and living space, conservatory, study, utility room, and cloakroom to the ground floor and five bedrooms, with one being en suite, and a four piece bathroom to the first floor. The property benefits from double glazing and gas central heating throughout and has solar thermal panels.

Complementing the living space is a double garage, ample driveway parking and beautifully maintained gardens.

GROUND FLOOR

ENTRANCE HALL

12' 7" max x 8' 1" max (3.84m x 2.48m)

Double glazed door, radiator, understairs cupboard, cornice, picture light, telephone point.

SITTING ROOM

16' 5" x 13' 10" (5.01m x 4.23m)

Dual aspect with double glazed French doors to patio and double glazed window, two radiators, multi fuel stove to feature fireplace, cornice, wall lights, television point.

"L SHAPED" KITCHEN, DINING AND LIVING SPACE

21' 10" max x 21' 7" max (6.68m x 6.58m)

Double glazed door to conservatory, two double glazed windows, three radiators, good range of base and wall units, stainless steel sink, built in double oven, induction hob with extractor hood over, space for fridge freezer, plumbing for dishwasher, recessed spotlights, cornice, tiled splashbacks, breakfast bar.

CONSERVATORY

11' 3" x 8' 3" (3.44m x 2.54m)

Double glazed French doors to garden, double glazed windows, UPVC roof, two radiators.

STUDY

9' 0" x 6' 2" (2.76m x 1.88m)

Double glazed window, radiator, fitted desk, fitted coat hooks, telephone point.

UTILITY ROOM

6' 5" x 6' 0" (1.96m x 1.85m)

Double glazed door, radiator, good range of base and wall units, stainless steel sink, gas central heating boiler, plumbing for washing machine, space for tumble dryer, tiled splashbacks.

CLOAKROOM

6' 2" x 2' 10" (1.88m x 0.88m)

Radiator, two piece suite in white comprises W.C. and wash hand basin with tiled splashback, extractor fan, fitted mirrored wall unit.





FIRST FLOOR

LANDING

18' 8" max x 8' 9" max (5.71m x 2.68m)

Double glazed window, radiator, built in cupboard housing hot water cylinder, access to part boarded loft with lighting.

BEDROOM

16' 5" max x 13' 8" max (5.02m x 4.19m)

Dual aspect with two double glazed windows, two radiators, built in wardrobe, television point, telephone point.

EN SUITE

6' 10" max x 6' 2" max (2.10m x 1.90m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with thermostatic shower, extractor fan, wall light with shaver point, part tiling to walls, two fitted wall units, fitted mirror with glass shelf.

BEDROOM

20' 6" max x 13' 5" max (6.27m x 4.09m)

Four double glazed windows, two radiators.

BEDROOM

14' 0" x 8' 8" (4.28m x 2.66m)

Double glazed window, radiator.

BEDROOM

12' 11" max x 9' 10" max (3.95m x 3.01m)

Double glazed window, radiator.

BEDROOM

10' 9" x 6' 10" (3.30m x 2.09m)

Double glazed window, radiator.

BATHROOM

10' 3" max x 6' 2" max (3.14m x 1.90m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. wash hand basin, bath and fully tiled shower cubicle with thermostatic shower, extractor fan, part tiling to walls, shaver point, fitted mirror.

DOUBLE GARAGE

20' 8" x 16' 7" (6.30m x 5.08m)

Two electric up and over doors, double glazed pedestrian door, light and power.

OUTSIDE

The front of the house offers a double garage, ample driveway parking, decorative slate chippings and a well stocked raised bed. The side of the property has a small lawn, a water supply, well stocked beds and a small pond. The fabulous, private rear garden boasts a well tended lawn with planted borders comprising a variety of established trees, shrubs and perennial plants, productive apple and damson trees and a paved patio seating area.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band G as shown on the Valuation Office website.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DIRECTIONS

From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue through the traffic lights and turn right at the roundabout into Whinlatter Drive and take the third left turn in to Hardknott Gardens where number 5 is located on the left at the head of the cul-de-sac.

WHAT3WORDS: edges.grin.pits

Important Notice

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