



Kendal

£490,000

47 Briarigg, Kendal, Cumbria, LA9 6FA

47 Briarigg is a beautifully presented four-bedroom detached family home located in a quiet cul-de-sac within the popular Briery Meadows development. The property offers a well-balanced and spacious layout, perfect for modern family living.

Upon entering the home, you are greeted by an entrance hall featuring a staircase to the first floor, attractive Moduleo flooring and a useful understairs storage cupboard. The ground floor provides access to the living room, kitchen, cloakroom, and study/playroom. The cloakroom includes a WC, wash hand basin with tiled uplifts, and a window, while the study offers a practical space for work or hobbies.

Quick Overview

- Detached House
- Double garage
- Off road parking
- South facing rear garden
- Living room, dining kitchen, utility room & study
- Four bedrooms
- Bathroom & ensuite shower room
- Gas central heating & double glazing
- Early viewing recommended!
- Ultrafast broadband speed



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Ultrafast
available



Off Road
Parking

Property Reference: K7009



Entrance Hall



Study/playroom



Cloakroom



Utility Room

The living room, located to the left of the entrance, is bright and spacious, benefiting from a large bay window with an open aspect to the front. A feature fireplace with a marble inset and hearth, complete with a coal-effect gas fire, adds warmth and charm. This room seamlessly connects to the dining kitchen, creating an ideal space for entertaining.

The dining area has patio doors that open into the rear garden, creating the feeling of a real connection with outdoor space. The kitchen is fitted with an attractive range of high gloss wall and base units, complemented by a breakfast bar and work surfaces with an inset sink and drainer. Integrated appliances include a double oven, microwave, dishwasher, four-ring induction hob with extractor and fridge/freezer.

From the kitchen, a door leads to the utility room, with wall units and work surface which offers plumbing for a washing machine, space for a dryer, a wall-mounted gas boiler, and a door to the outside path leading to the front and rear of the property.

The first floor comprises a landing with access to the loft space and a storage cupboard housing the hot water cylinder. There are four bedrooms, an ensuite shower room and a family bathroom.

Bedroom one, a double room with an open front aspect, features fitted double wardrobes, a matching bedside table, and a dressing table. The ensuite shower room includes a three-piece suite comprising a corner shower cubicle, vanity unit with wash hand basin and WC, complemented by part-tiled walls, downlights, a heated towel rail and a window.

Bedrooms two and three are both doubles, with bedroom three enjoying a front aspect and bedroom two overlooking the rear garden. Bedroom four is a generously sized single room with a rear aspect.

The family bathroom features a three-piece suite comprising a panel bath with shower over, a vanity unit with a wash hand basin, and a WC. It is finished with tiled walls, a vanity unit, downlights and a window.

Externally, the property includes a detached double garage with off-road parking for several vehicles. The level south facing rear garden is a generous size and offers a lawned area with mature tree and shrub borders, a decked area and a seating area with artificial grass, creating a versatile outdoor space for relaxation and entertaining.

This immaculate family home offers a perfect blend of comfort, style and practicality, making it an opportunity not to be missed.



Living Room



Fitted Kitchen



Dining Area



Bedroom Two



Bedroom Four



Ensuite shower room

Accommodation with approximate dimensions:
Ground floor

Entrance Hall

Living Room

14' 2" x 13' 8" (4.32m x 4.17m)

Dining kitchen

27' 9" x 8' 9" (8.46m x 2.68m)

Utility Room

6' 10" x 5' 6" (2.10m x 1.70m)

Cloakroom

Study

6' 10" x 6' 6" (2.10m x 2.00m)

First Floor

Landing

Bedroom One

12' 10" x 11' 1" (3.93m x 3.40m)

Ensuite Shower Room

Bedroom Two

11' 1" x 11' 1" (3.40m x 3.40m)

Bedroom Three

12' 9" x 9' 10" (3.90m x 3.00m)

Bedroom Four

9' 10" x 8' 10" (3.00m x 2.70m)

Bathroom

Detached Garage

17'9" X 17' 6" (5.40m x 5.38m)

Parking: Off Road Parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax -
Band F

Services: Mains gas, mains water, mains electricity and
mains drainage.



Bathroom



Bedroom One



Bedroom Three



Rear Garden



Rear Garden

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///inform.approvals.doses](http://inform.approvals.doses)

47 Briarigg can be found from Kendal town centre by taking the Windermere road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto the development. Follow Briarigg Road to the end of the cul-de-sac near the playpark. Number 47 is tucked away in the corner.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

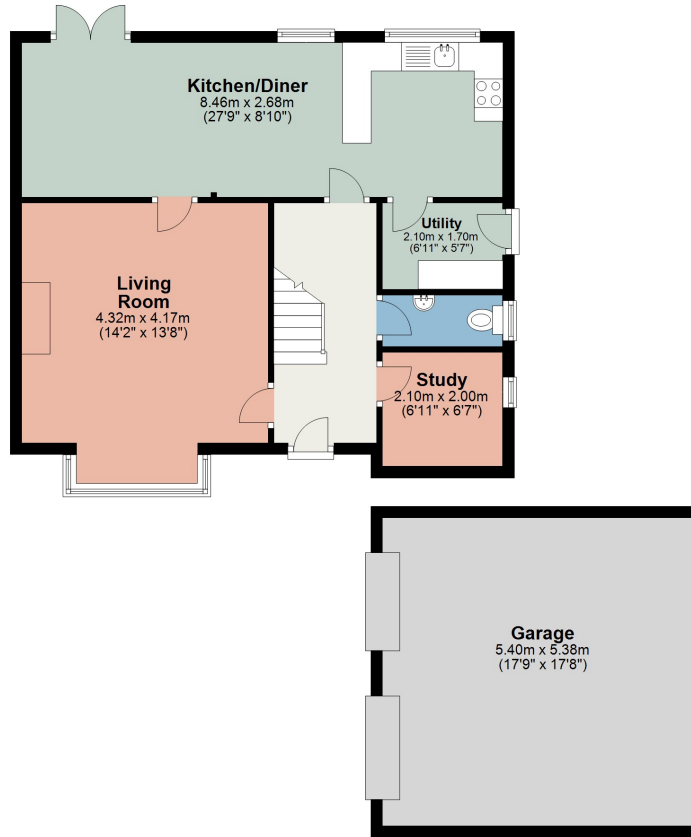


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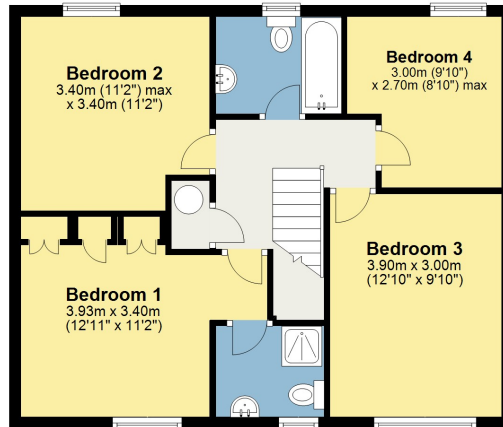
Ground Floor

Approx. 89.2 sq. metres (959.9 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 147.7 sq. metres (1589.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/01/2025.