



## Kendal

£650,000

4 Firbank, Kendal, Cumbria , LA9 6EG

Welcome to 4 Firbank, an exceptional opportunity to acquire a substantial family home nestled on a generous plot in a highly sought-after area and delightful front and rear gardens and picturesque views of the Lakeland fells.

As you arrive, the expansive driveway and meticulously maintained front garden immediately set the tone for this impressive home which offers no upward chain! Early viewings highly recommended.

### Quick Overview

Fantastic detached property  
Double garage & workshop  
Ample off road Parking  
Delightful front and rear gardens  
Living room, dining room, fitted kitchen & utility room  
Four double bedrooms  
Ensuite shower room & bathroom and cloakroom  
Gas central heating  
Early viewing recommended!  
Ultrafast broadband speed



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Ultrafast  
available



Large driveway for  
parking

Property Reference: K7013





Main entrance hall



Living Room



Living Room



Dining Room

Step through the entrance porch into a welcoming hall, where two convenient cupboards provide ample space for coats and shoes. A return staircase leads to the first floor, with additional storage tucked beneath. From the hall, access the living room, dining room, and kitchen, as well as a cloakroom featuring a pedestal wash hand basin, W.C, window and radiator.

The light and airy living room boasts dual aspect windows to the front and rear, with patio doors opening into the serene rear garden. A feature fireplace with exposed brick and a coal effect gas fire adds warmth and character. The dining room, with its large picture window, offers a lovely rear aspect view.

The kitchen is equipped with a range of fitted wall and base units, a pantry cupboard and complementary work surfaces with an inset sink and drainer and co-ordinating part tiled walls. Integrated appliances include a double oven and a four-ring gas hob with an extractor and fridge. Adjacent to the kitchen is a practical utility room with work surfaces, plumbing for a washing machine, space for a tumble dryer and a useful storage cupboard. A door provides direct access to the garden.

Ascending the stairs, a large feature window offers a splendid view of Firbank's charming driveway and gardens. The first floor houses an airing cupboard with a hot water cylinder and Viessman boiler, along with another handy storage cupboard. Loft access is available via a hatch.

Bedroom one is a spacious double room with two windows overlooking the rear garden and distant fells. It features fitted furniture, including two wardrobes and a matching dresser. The ensuite shower room includes a shower cubicle, vanity unit with wash hand basin, heated towel rail and window.

Bedroom two is another generous double room with rear aspect views and a built-in wardrobe. Bedroom three, also a double, faces the front and includes fitted furniture such as a wardrobe, drawers and dresser. Bedroom four, a double room with a rear aspect, features a built-in wardrobe.

The house bathroom comprises a three-piece suite, including a panel bath with shower over, a vanity unit with wash hand basin and a W.C. Tiled walls, downlights, a window and a heated towel rail completes the space.

Outside, the property boasts ample off-road parking, a double garage and a workshop attached to the rear of the garage. The front garden features a large lawn area with mature trees, flowers, and a patio for seating. The rear garden is a peaceful retreat with a patio area, elevated lawn, rockery, shrubs, plants, and a path encircling the property.

With no upward chain, this property is ready for you to move in and enjoy!



Main Kitchen



Breakfast area





Stairwell



Bedroom One



Bedroom Two



Bedroom Three

## Accommodation with approximate dimensions:

### Ground Floor

#### Entrance Porch

#### Entrance Hall

Living Room 20' 9" x 13' 1" (6.33m x 4.00m)

Dining Room 12' 10" x 9' 10" (3.92m x 3.01m)

Kitchen 13' 5" x 9' 0" (4.11m x 2.76m)

Utility Room 7' 10" x 6' 10" (2.40m x 2.09m)

### First Floor

#### Landing

Bedroom One 14' 10" x 10' 9" (4.53m x 3.30m)

#### Ensuite Shower Room

Bedroom Two 11' 11" x 11' 0" (3.64m x 3.37m)

Bedroom Three 12' 1" x 8' 9" (3.69m x 2.69m)

Bedroom Four 10' 6" x 8' 7" (3.22m x 2.63m)

#### Bathroom

Parking: Off Road Parking

Detached Double Garage 16' 11" x 16' 10" (5.17m x 5.14m) With up and over doors, power and light.

Workshop with work bench and shelving and window.

### Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax - Band G

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

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

What3Words & Directions: [///cure.cheeks.shack](https://www.what3words.com/cure.cheeks.shack)

Traveling south on Aynam Road, bear left at Nether Bridge and then turn left onto Parkside Road. Continue under the bridge and turn left at the T-junction, passing the Castle Green Hotel on your right. Just before the zebra crossing, turn right and then immediately left into Firbank. Number 4 is the property directly facing you at the end of the cul-de-sac.

Viewing: Strictly by appointment with Hackney & Leigh.





Bathroom



Elevated External





Rear Garden



Bedroom Four



En suite

**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 be £120 (incl. vat).



## Meet the Team

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including evenings with our  
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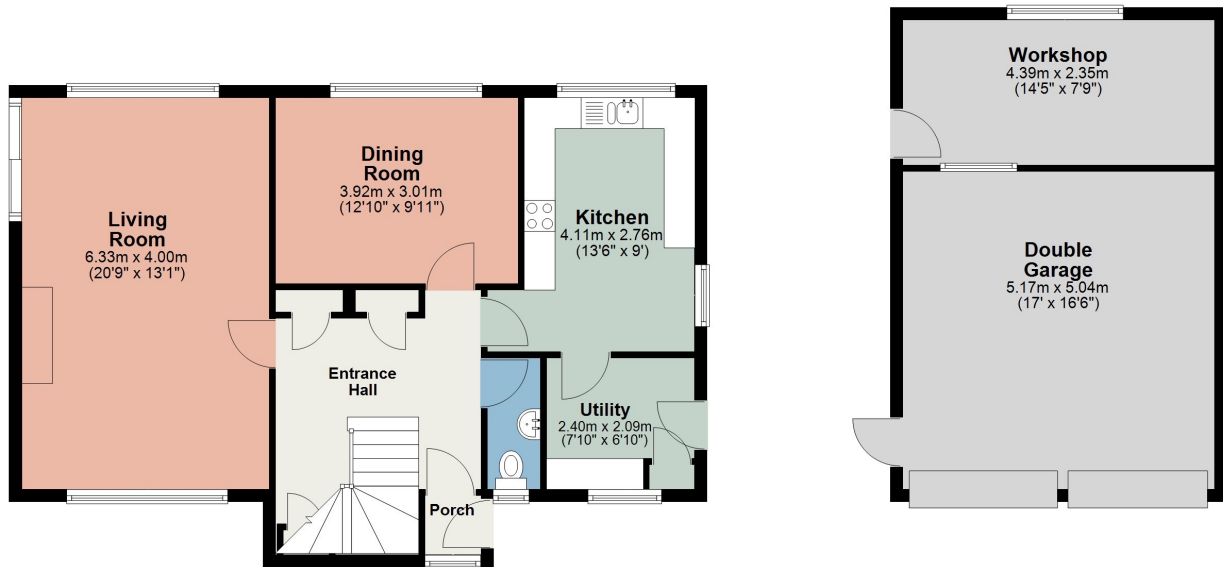
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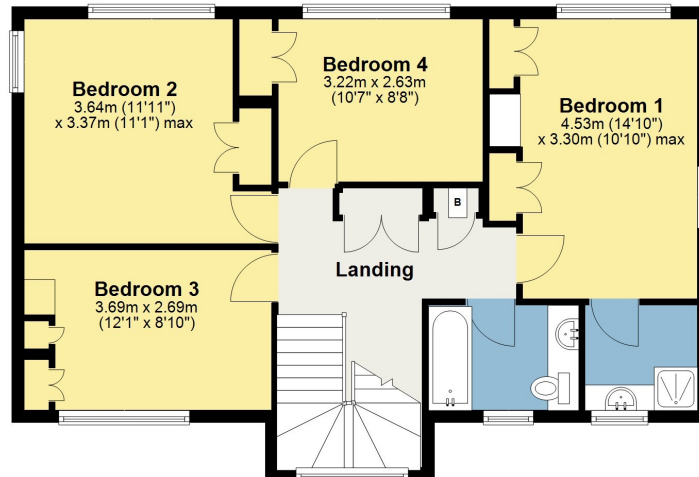
## Ground Floor

Approx. 104.2 sq. metres (1121.6 sq. feet)



## First Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



Total area: approx. 172.7 sq. metres (1859.4 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

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