



## Kendal

£310,000

22 Bluebell Close, Kendal, LA9 7SH

Welcome to your future home, a stunning three-bedroom semi-detached house nestled in a peaceful cul-de-sac, offering the perfect blend of modern convenience and family-friendly living. This property is presented in excellent condition, ensuring you can move in and start enjoying!

Step inside the entrance porch and beyond into a light and airy lounge with large UPVC double glazed picture window offering an open, front aspect. The staircase provides access to the first floor and the focal point is the media wall with inset Bio Ethanol cast iron stove - perfect for warming those cold evenings

### Quick Overview

- Semi detached family home
- 3 bedrooms
- 2 reception areas
- Contemporary fitted kitchen
- Modern family bathroom
- Popular residential area within cul de sac
- Off road parking for several vehicles
- South west facing garden
- No upward chain - early viewing recommended!
- Ultrafast broadband available\*



3



1



2



D



Ultrafast  
available



Off road parking  
to drive

Property Reference: K7008



Living Room



Living Room



Kitchen



Kitchen

Adjacent you will discover a contemporary kitchen that is both stylish and functional, equipped with sleek high gloss units, plinth lighting and integrated appliances including fridge freezer, microwave and oven, dishwasher and plumbing for washing machine. The contour worksurface complete with inset single drainer, bowl & ½ sink unit, 5 ring gas hob and extractor hood makes meal preparation a delight. Panelling to ceiling, wood effect flooring, understairs storage housing gas fired boiler and access to side from UPVC double glazed door. Opening through to the dining area which has a garden aspect is a sociable space designed for comfort and versatility, providing ample room for family gatherings or quiet evenings at home. Double doors offer garden access for convenience and seamless enjoyment of the garden from the kitchen dining space.

At first floor level there is a loft hatch providing access to a part boarded loft with light. There is natural light from a landing window and useful overstairs storage cupboard. There are 3 well presented bedrooms, 2 double rooms with front and rear aspect and a third bedroom with a front aspect which is currently utilised as a dressing room but would easily adapt as a nursery, study or childrens' bedroom. The modern bathroom is a sanctuary of relaxation, featuring elegant fittings comprising panelled bath with electric shower over, vanity wash hand basin, WC and wall mounted de-misting mirror. Attractive wood effect flooring, panelling to walls and ceiling, heated towel rail and window to rear. A soothing space perfect for unwinding after a long day!.

Outside, the front garden adds a touch of greenery, enhancing the home's curb appeal, while the rear garden is designed for low maintenance, allowing you to enjoy more leisure time. With a desirable south-westerly aspect, the rear garden is bathed in sunlight a majority of the day, making it the perfect spot for outdoor dining or simply relaxing with a good book. There is a timber garden store and a water tap and electric car charging point to the driveway.

This exceptional home offers a unique opportunity to enjoy modern living in a family-friendly environment. Don't miss your chance to make it yours.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 15' 0" x 11' 8" (4.58 m x 3.57m)

Kitchen 14' 7" x 8' 7" (4.46m x 2.64m)

Dining Room 7' 3" x 10' 9" (2.23m x 3.30m)



Dining Area



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

## First Floor

### Landing

**Bedroom One** 13' 5" x 7' 11" (4.10m x 2.43m)

**Bedroom Two** 10' 6" x 8' 0" (3.21m x 2.46m)

**Bedroom Three** 7' 2" x 6' 3" (2.19m x 1.93m)

### Family Bathroom

**Parking** The property boasts off-road parking on a driveway that can accommodate several vehicles.

### Property Information

**Tenure** Freehold

**Council Tax** Band C

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

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

**What 3 Words & Directions:** [///stars.aside.coach](http://stars.aside.coach)

From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road follow road up and take the right turning onto Valley Drive follow the road along bearing left at the far end onto the Wain Homes development follow the road round past Littledale, take the next turning left into Blubell Close. The property can be found on the right hand side to towards the head of the cul de sac,

**Viewing** Strictly by appointment with Hackney & Leigh Kendal - 01539 729711

**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).



Bathroom



Rear garden



Dining Room



22 Bluebell Close, Kendal-30

Request a Viewing Online or Call 01539 729711

## 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.



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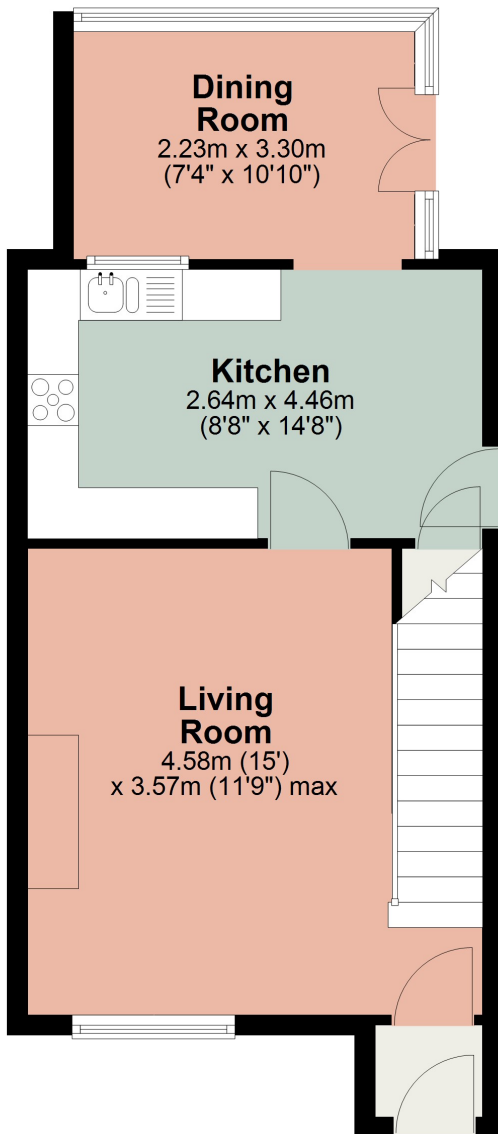


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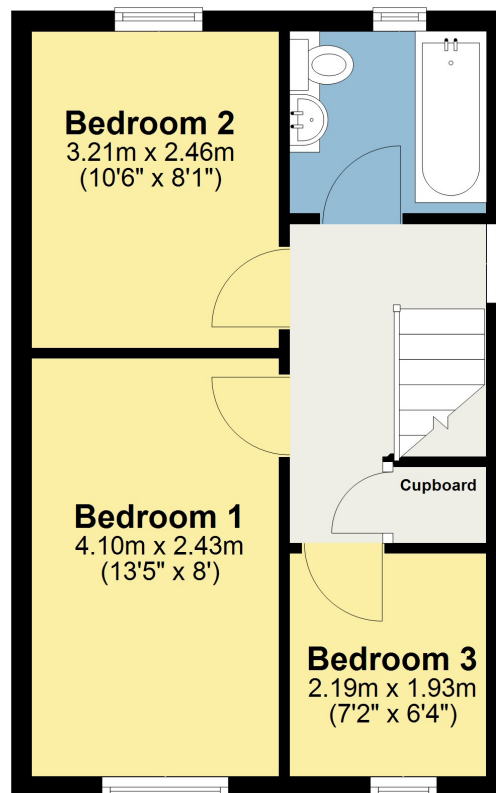
## Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



**Total area: approx. 74.3 sq. metres (799.9 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.

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