



31 Esthwaite Green, Kendal  
£425,000



## 31 Esthwaite Green

### Kendal

This modern semi-detached property presents a wonderful opportunity in a friendly and quiet residential area with the home offering ample living space for a growing family. Situated within the peaceful market town of Kendal, this family home is within walking distance of schools and local amenities, it is also close to Oxenholme train station and has easy access to the M6 Motorway. This property epitomises comfortable and convenient family living.

When arriving at the property you will find ample driveway parking where the garage can also be accessed, from here enter directly into the entrance hall which offers plenty of space and access to the side of the garage which also flows through to the ever handy utility room.

Stepping through into the main hallway, you will find the modern kitchen, an inviting sitting room perfect for relaxing in and a modern cloakroom. In the kitchen you will find a wide range of appliances including integrated double oven, fridge freezer, dishwasher which are complimented by a clean and modern layout to the kitchen. From the kitchen you can access the delightful sitting room with its perfect for relaxing in which takes in plenty of sunlight from the rear aspect.

The conservatory is the perfect space for dining and entertaining, from here you can access the garden as well. Leaving the ground floor head on up to the first floor where four double bedrooms can be found with the principal bedroom having a well lit modern en-suite. Accompanying the four bedrooms is a charming modern family bathroom with a W.C., wash hand basin to vanity, fully tiled shower cubicle with a thermostatic shower fitment and a free standing bath.

Outside you will find a well kept enclosed rear garden perfect for catching the sun all day whether you're relaxing on the patio which has plenty of space for garden furniture or

- Modern semi-detached property
- Double glazing and gas central heating
- Inviting sitting room
- Delightful gardens to the front and rear
- Light and airy breakfast kitchen space
- Friendly quiet residential area
- Four cosy double bedrooms
- Within walking distance of schools and local amenities
- Elegant family bathroom, en-suite and cloakroom
- Garage with ample driveway parking

**EPC Energy Efficiency Rating: D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

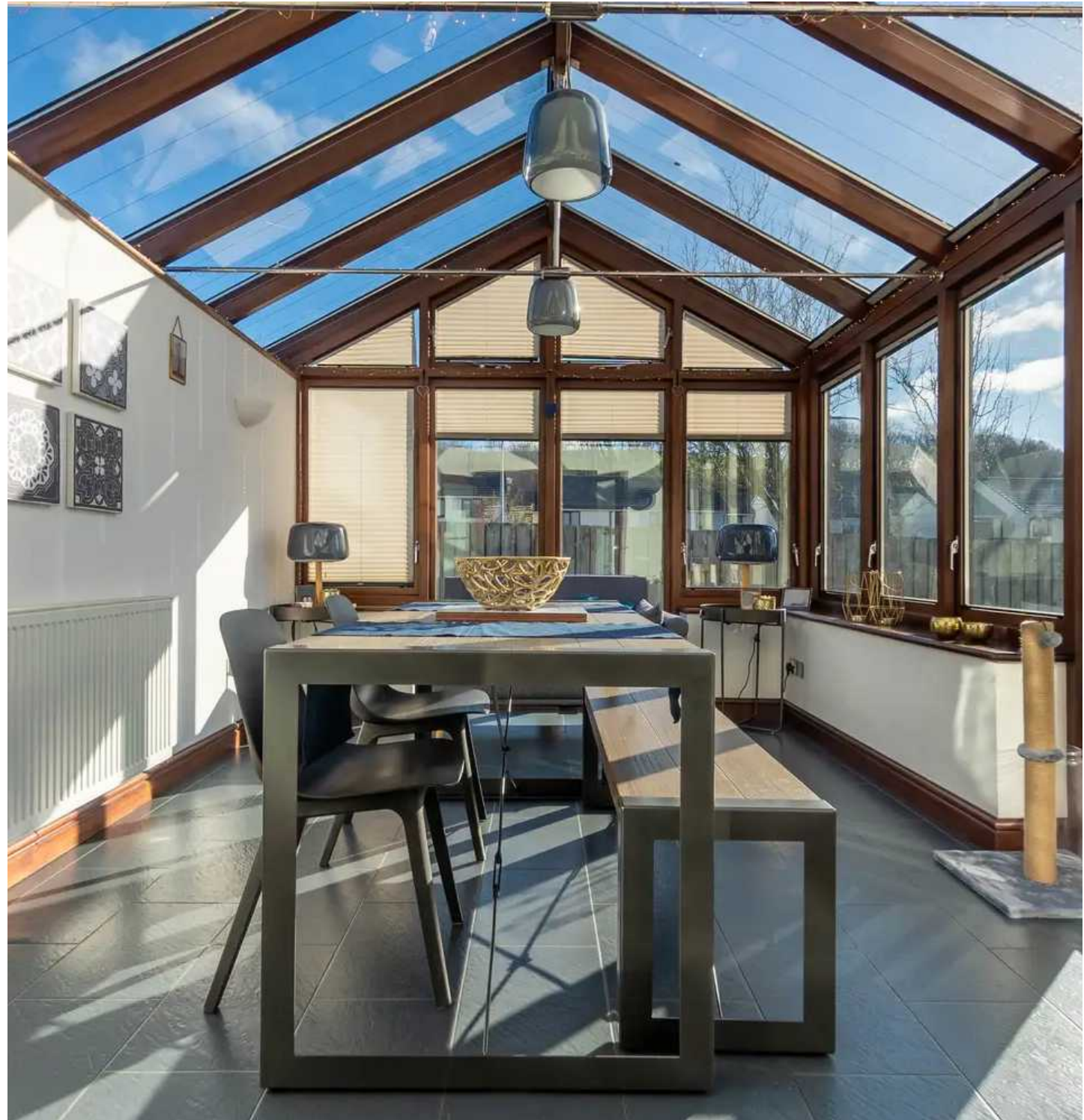
**COUNCIL TAX: BAND D**

**TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal town centre proceed along the A65 passing the Leisure Centre and turning left into Heron Hill at the traffic lights. Take the next turning on the right into Esthwaite Avenue passing the shop on the right and continuing over the hill to The Heron public house. Turn left into Esthwaite green and immediately right following the road around to the left. Number 31 can be found in the corner.

**WHAT3WORDS: caged.slurs.voices**





## GROUND FLOOR

### ENTRANCE HALL

9' 2" x 5' 8" (2.80m x 1.72m)

### SITTING ROOM

13' 1" x 12' 8" (3.99m x 3.87m)

### KITCHEN

16' 6" x 11' 0" (5.03m x 3.35m)

### CONSERVATORY

15' 7" x 10' 5" (4.76m x 3.17m)

### HALLWAY

7' 3" x 5' 10" (2.21m x 1.79m)

### CLOAKROOM

4' 6" x 3' 1" (1.37m x 0.93m)

### UTILITY ROOM

9' 8" x 6' 11" (2.95m x 2.11m)

## FIRST FLOOR

### LANDING

15' 8" x 6' 11" (4.77m x 2.11m)

### BEDROOM

13' 2" x 12' 8" (4.02m x 3.87m)

### EN-SUITE

8' 10" x 6' 0" (2.70m x 1.84m)

### BEDROOM

13' 1" x 9' 0" (4.00m x 2.75m)

### BEDROOM

13' 1" x 8' 11" (3.98m x 2.73m)

### BEDROOM

11' 7" x 8' 9" (3.53m x 2.67m)

### BATHROOM

9' 10" x 9' 5" (3.00m x 2.88m)











## THW Estate Agents

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