



Well House Murley Moss Lane, Kendal  
£675,000





## Well House Murley Moss Lane

### Kendal

A charming detached house located in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town. The property is within walking distance of a convenience store, Heron Hill primary school and Kirkbie Kendal secondary school, ASDA supermarket, public transport services, Kendal leisure centre, a doctor's surgery and the town centre and is within easy reach of the Lake District National Park and road links to the M6. The property is also in walking distance to Oxenholme train station giving handy links to the main railway network.

Nestled in a quiet residential area, this delightful detached family home offers a peaceful retreat for those seeking spacious and well-kept living spaces. The property boasts beautifully maintained gardens that surround the home, providing a serene backdrop to every-day life. Two reception rooms, including a sitting room and dining room, offer ample space for entertaining and relaxing, with a Panaramer kitchen equipped with dining space for casual meals. The ground floor also has access to the delightful sun room which looks out towards the garden, a utility room which leads off to the garage, one of four double bedrooms, family bathroom and an office.

The property features four double bedrooms, three of which include eaves storage, offering plenty of room for family and guests. The main bedroom has access to an en-suite bathroom and there is another family bathroom located on the first floor as well. With easy access to the local doctors surgery and transportation services, convenience is at your doorstep.

Stepping outside into the stunning outdoor space, the property continues to impress with well-kept gardens that envelop the front, sides, and rear of the home. A lush lawn winds around the property, leading to a delightful decking walkway and patio seating area in the rear garden, perfect for enjoying the outdoors in style. Well-established trees and hedges create a peaceful



- Beautifully well kept gardens that surround the property
- Two reception rooms which include a sitting room and dining room
- Located in a quiet residential area
- Panaramer kitchen with dining space
- Easy access to doctors surgery and local transportation services
- Four double bedrooms with three having eaves storage
- Double garage and ample driveway parking
- Two bathrooms and an en-suite
- Sun room with access to the rear garden
- Property benefits from solar panels

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND G**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

At the traffic lights across from James Crochrane practice carry straight on onto Oxenholme road followed by a left before the post box onto Murley Moss Lane. Follow the road all the way up and Well House can be found on the left.

**WHAT3WORDS:** yarn.pounds.marker







## GROUND FLOOR

### ENTRANCE HALL

20' 9" x 6' 6" (6.33m x 1.97m)

### SITTING ROOM

17' 2" x 12' 7" (5.23m x 3.83m)

### DINING ROOM

14' 11" x 12' 5" (4.54m x 3.79m)

### KITCHEN

15' 9" x 10' 6" (4.79m x 3.19m)

### SUNROOM

12' 6" x 12' 4" (3.82m x 3.77m)

### BEDROOM

12' 5" x 11' 1" (3.78m x 3.38m)

### OFFICE

12' 5" x 8' 11" (3.78m x 2.71m)

### UTILITY ROOM

7' 5" x 5' 4" (2.25m x 1.63m)

### BATHROOM

7' 11" x 6' 5" (2.42m x 1.96m)





**FIRST FLOOR**

**LANDING**

9' 11" x 3' 8" (3.02m x 1.12m)

**BEDROOM**

13' 4" x 12' 4" (4.06m x 3.77m)

**EN-SUITE**

8' 10" x 6' 4" (2.69m x 1.92m)

**BEDROOM**

12' 4" x 10' 3" (3.75m x 3.12m)

**BEDROOM**

12' 4" x 7' 3" (3.75m x 2.21m)

**BATHROOM**

6' 5" x 6' 3" (1.95m x 1.90m)



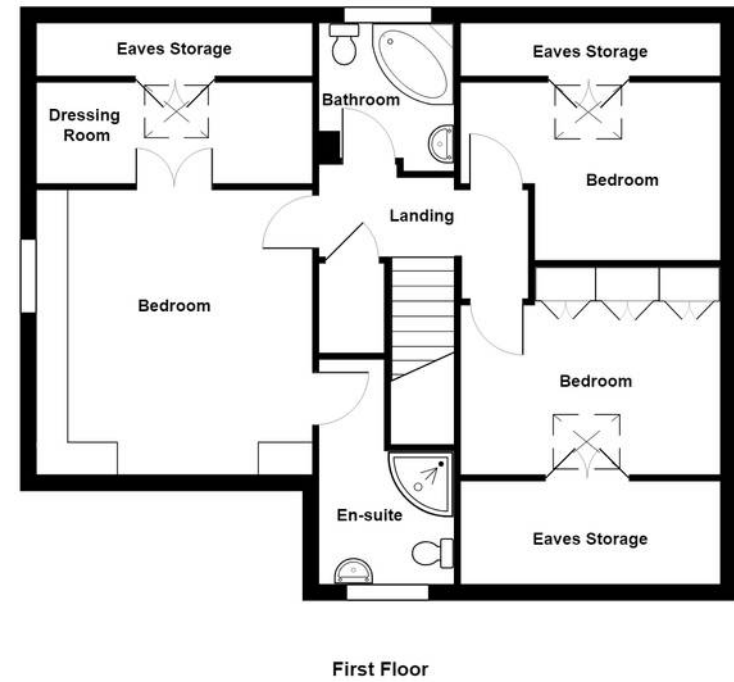
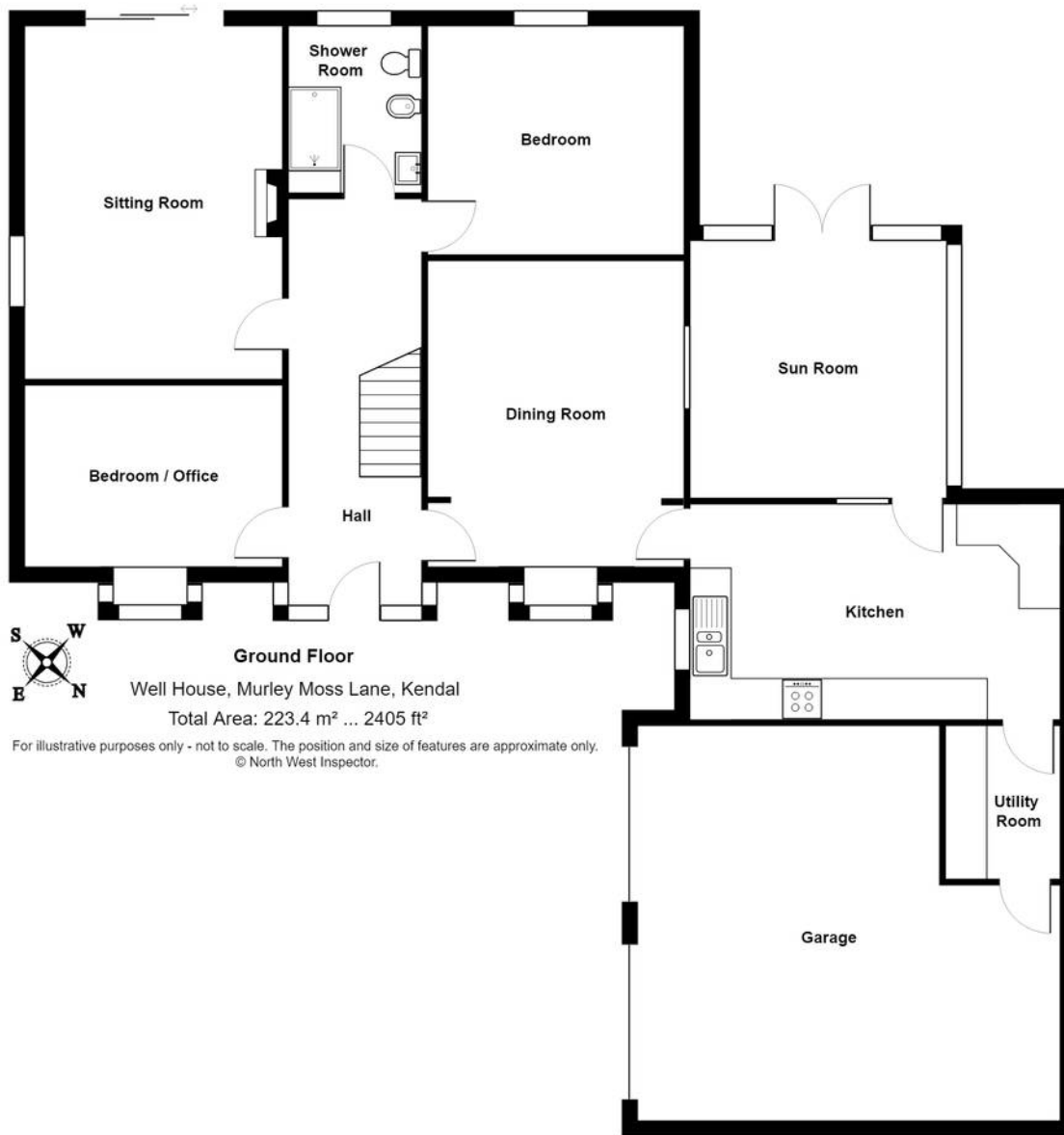












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