



20 Heath Close, Kendal
£370,000



20 Heath Close

Kendal

A well presented detached residence occupying a pleasant cul-de-sac position in a popular residential area within the market town of Kendal being convenient for all the local amenities in and around the town and road links to the Lake District National Park and the M6.

Presenting a fantastic opportunity to acquire a lovely family home, this three-bedroom detached house boasts a prime location in a peaceful residential area. The property features a substantial sitting dining room, a light-filled sunroom, and a modern kitchen diner that exudes light and airiness. A cloakroom and utility room can also be found on the ground floor

Upstairs you will find three bedrooms with two being double bedrooms and the main bedroom comes complete with an ensuite bathroom. The first floor is also complimented by a family bathroom as well. With double glazing and gas central heating, comfort is ensured throughout the property.

The rear garden offers far-reaching views, with two seating areas - one featuring a decking and the other a patio - perfect for enjoying the outdoors in style. Both areas have ample room for garden furniture and potted plants, creating an inviting atmosphere for entertaining. A well-manicured lawn sits gracefully between the seating areas, bordered by a raised flower bed that enhances the visual appeal of the garden. To the front, a driveway alongside a pleasant lawn, framed by established hedges, provides additional parking space for two cars. Convenience and accessibility are seamlessly blended with the beauty of the outdoor spaces, making this property a truly exceptional find.

- Detached family home
- Double glazing and gas central heating
- Substantial sitting dining room
- Light filled sun room
- Modern light and airy kitchen diner
- Quiet residential area
- Three bedrooms with the main bedroom having an en-suite bathroom
- Well kept gardens to the front and rear
- Family bathroom, en-suite and cloakroom
- Garage and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains gas, mains electric, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood and bear left on to Stainbank Road taking the first left on to Heath Close to find Number 20 being the second property on the right.

WHAT3WORDS: flat.youth.vouch





GROUND FLOOR

ENTRANCE HALL

6' 8" x 6' 2" (2.02m x 1.87m)

SITTING DINING ROOM

22' 6" x 11' 4" (6.87m x 3.46m)

KITCHEN DINER

15' 8" x 9' 3" (4.77m x 2.81m)

SUN ROOM

18' 0" x 8' 11" (5.48m x 2.73m)

UTILITY ROOM

7' 10" x 7' 7" (2.39m x 2.30m)

CLOAKROOM

6' 6" x 2' 10" (1.99m x 0.86m)

FIRST FLOOR

LANDING

6' 0" x 2' 7" (1.84m x 0.80m)

BEDROOM

12' 2" x 11' 6" (3.70m x 3.51m)

EN-SUITE

7' 1" x 5' 9" (2.17m x 1.75m)

BEDROOM

10' 2" x 8' 5" (3.10m x 2.56m)

BEDROOM

9' 3" x 7' 7" (2.82m x 2.32m)

BATHROOM

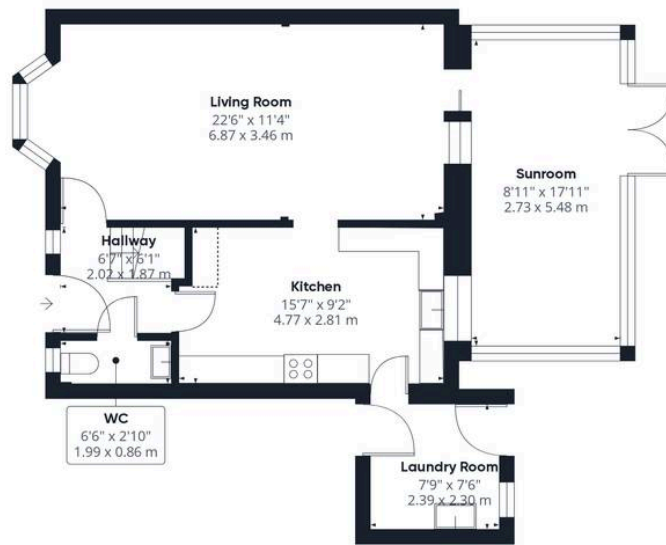
7' 4" x 5' 10" (2.24m x 1.78m)



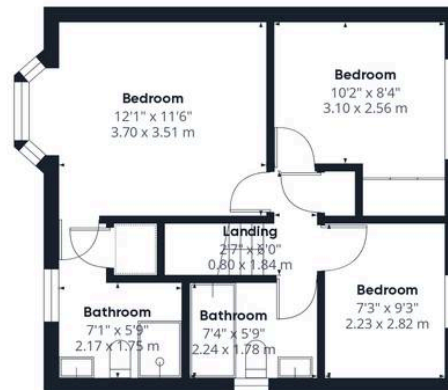








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1152.94 ft²
107.11 m²

Reduced headroom

5.13 ft²
0.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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