



20 Blackthorn Close, Kendal
Asking Price £285,000

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Thomson Hayton Winkley



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A well proportioned town house pleasantly situated on a popular residential development to the north of Kendal. Laid to three floors there is a sitting/dining room, kitchen, three bedrooms, bathroom, shower room, en suite, study, utility room and store. With gardens, patio and parking.







20 BLACKTHORN CLOSE

An appealing well proportioned modern family home situated within a popular residential development to the north of Kendal being conveniently placed for the many amenities available both in and around the market town and offering easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and the M6.

The well presented accommodation, which is laid to three floors, briefly comprises entrance hall, study, store, utility room, bedroom and shower room on the ground floor, sitting/dining room and kitchen on the first floor and two further double bedrooms, with one having an en suite shower room and a bathroom on the second floor. The property benefits from double glazing and gas central heating.

Outside offers well maintained gardens to the front and rear together with driveway parking to the front of the store.

GROUND FLOOR

ENTRANCE HALL

19' 11" max x 6' 0" max (6.09m x 1.84m)

Double glazed door and window, radiator, understairs cupboard.

STUDY

7' 8" x 6' 9" (2.35m x 2.08m)

Fitted worktop, wall units and shelving.

STORE

9' 6" x 7' 8" (2.92m x 2.35m)

Roller shutter door, light and power, fitted shelving, space for tumble dryer.

UTILITY ROOM

6' 0" x 5' 11" (1.85m x 1.81m)

Double glazed door to garden, radiator, stainless steel sink to fitted worktop with base unit, plumbing for washing machine, space for freezer, gas central heating boiler, extractor fan, fitted shelving.

BEDROOM

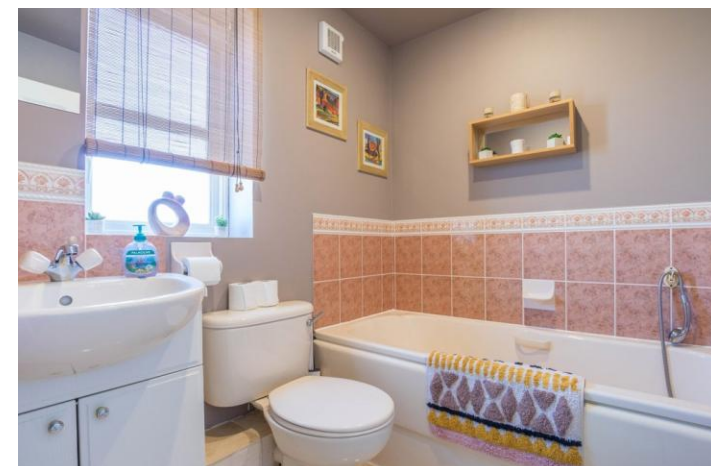
9' 0" x 7' 10" (2.76m x 2.39m)

Double glazed window, radiator, fitted shelving.

SHOWER ROOM

8' 11" x 2' 6" (2.74m x 0.77m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall units, extractor fan, tiled flooring.





FIRST FLOOR

LANDING

13' 0" max x 3' 4" max (3.98m x 1.03m)

Double glazed window, radiator.

SITTING/DINING ROOM

16' 11" max x 14' 3" max (5.18m x 4.35m)

Double glazed window, two radiators, coving.

KITCHEN

8' 7" x 7' 9" (2.63m x 2.37m)

Double glazed window, base and wall units, stainless steel sink, space for cooker, integrated fridge, tiled splashback.

SECOND FLOOR

LANDING

8' 8" x 2' 11" (2.66m x 0.89m)

Double glazed window, loft access.

BEDROOM

13' 8" x 8' 5" (4.19m x 2.57m)

Double glazed window, radiator.

EN SUITE

5' 7" x 5' 5" (1.72m x 1.66m)

Double glazed window, radiator, three piece suite comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror, recessed spotlights, extractor fan, shaver point.

BEDROOM

14' 2" max x 11' 6" max (4.33m x 3.53m)

Two double glazed windows, radiator, two built in cupboards.

BATHROOM

6' 9" x 5' 7" (2.08m x 1.72m)

Double glazed window, radiator, three piece suite comprises W.C., wash hand basin to vanity with tiled splashback and bath with tiled splashback and mixer shower, fitted mirror, recessed spotlights, extractor fan, tiled flooring.

OUTSIDE

There is a well presented driveway and garden at the front of the house and a delightful patio and garden located at the rear.

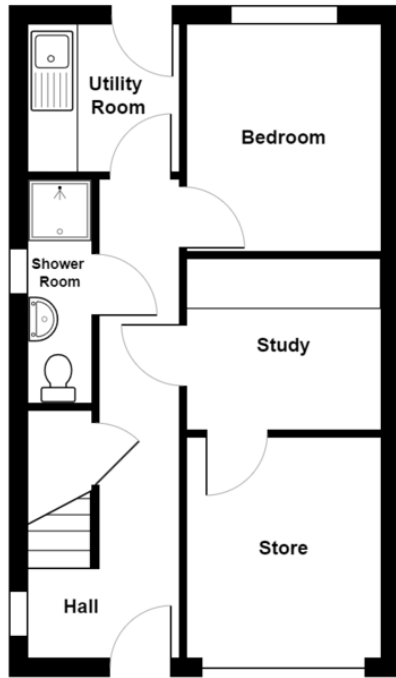
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

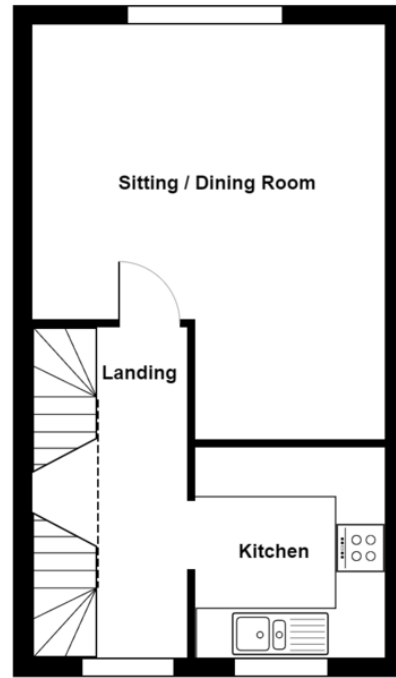
COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.

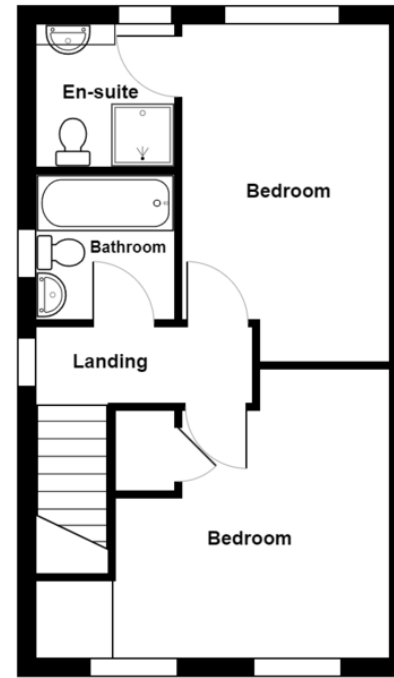




Ground Floor



First Floor



Second Floor

20 Blackthorn Close, Kendal
Total Area: 101.8 m² ... 1096 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road continuing under the railway bridge to take the next left on to Briarigg. Proceed to take the second left on to Briarigg and then turn right on to Blackthorn Close to find number 20 clearly marked towards the head of the cul-de-sac on the right hand side.

WHAT3WORDS: this.silk.blotchy

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