

MILNE MOSER
SALES + LETTINGS



**30 Aldercroft
Kendal
LA9 5BQ**

£290,000





OVERVIEW

With a cul de sac location and contemporary styles and décor, this three bedroom detached family home has a lot to offer. Remodelled by the current owners, the ground floor accommodation has been opened up to create a good size dining kitchen with modern grey gloss units and there is a bay windowed lounge leading to a conservatory. A real luxury is the freestanding bath in the master bedroom - very boutique hotel and there is a further family shower room and ground floor cloakroom. At the front is a large parking area with an offset garage and enclosed garden - ideal for pets and children. A great location for schools, transport and country walks onto Scout Scar are the doorstep.







ACCOMMODATION

The modern UPVC double glazed door leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is access to the lounge and dining kitchen. Ceiling light and a radiator. Laminate flooring runs throughout the ground floor.

CLOAKROOM/WC

A frosted UPVC double glazed window to the front elevation. Wash hand basin and a WC. Tiling to the walls, a radiator and ceiling light.

LOUNGE

15' 9" x 10' 7" (4.8m x 3.23m)

Having a UPVC double glazed bay window with a window seat. Focal point of a modern woodburner set to a glass plinth and two bi fold doors lead to the conservatory. Contemporary grey shade décor, a telephone point, ceiling light and television cabling.

CONSERVATORY

10' 11" x 10' 1" (3.33m x 3.07m)

UPVC double glazed to three sides with a polycarbonate roof and double doors leading to the garden/patio. Radiator and a ceiling light.

KITCHEN/DINER

15' 8" x 11' 11" (4.78m x 3.63m)

A good sized room with a UPVC double glazed window facing the front aspect and sliding patio doors at the rear. Fitted with grey slab front gloss base and wall units with dark worktops and stylish metro tiled splashbacks. Co ordinating dark sink with drainer, gas hob with canopy over and an electric double under counter oven. Integrated wine fridge, dishwasher and plumbing for a washing machine. Space for a larger fridge freezer and a generous breakfast bar/peninsular. Vertical radiator, downlights to the ceiling and plinth lighting. There is a built in cupboard under the stairs and the boiler is concealed to a wall cupboard.

LANDING

A UPVC double glazed window overlooks the rear garden. Glass screen balustrade with LED lighting and a ceiling light.

BEDROOM

15' 7" x 9' 1" (4.75m x 2.77m) inclusive

With UPVC double glazed windows facing the front and rear aspects, the master bedroom has been opened up into the original ensuite and a freestanding bath installed - a real boutique hotel feature. The bath area has underfloor heating, a shaver point and extractor and there are two ceiling lights and a radiator.



ACCOMMODATION CONTINUED

BEDROOM

10' 7" x 8' 8" (3.23m x 2.64m)

With a view between houses to fields beyond the second double bedroom has a UPVC double glazed window, radiator and ceiling light. Access to the loft.

BEDROOM

7' 7" x 6' 9" (2.31m x 2.06m) Overlooking the rear garden, there is a radiator, ceiling light and UPVC double glazed window.

SHOWER ROOM

Fitted with a white suite comprising larger shower cubicle, WC and pedestal wash hand basin. Tiling to the walls, a ceiling light, extractor and heated chrome towel rail. Built in cupboard over the stairs.

EXTERNAL

At the front of the property is a large tarmac'd parking area with space for 5+ cars/vehicles. A driveway at the side leads to the garage and there is gated access at either side of the property to the rear garden. External lighting and tap.

The rear garden is enclosed and divided into two areas. Close to the house is a patio, ideal for entertaining. A clematis covered arch with fencing and gate leads to the lawn with flowering shrub borders and further seating area. At the rear of the garage is a wood store.

GARAGE

17' 5" x 8' 1" (5.31m x 2.46m)

With an up and over door, light and power. Window to the side.



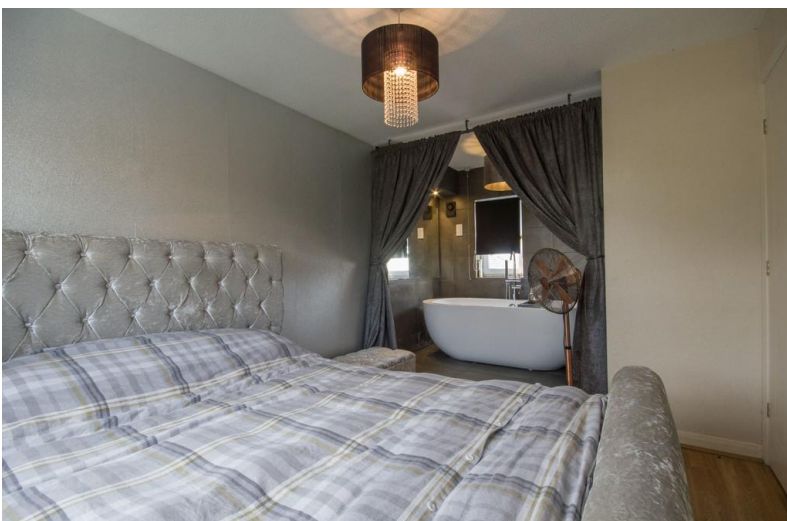
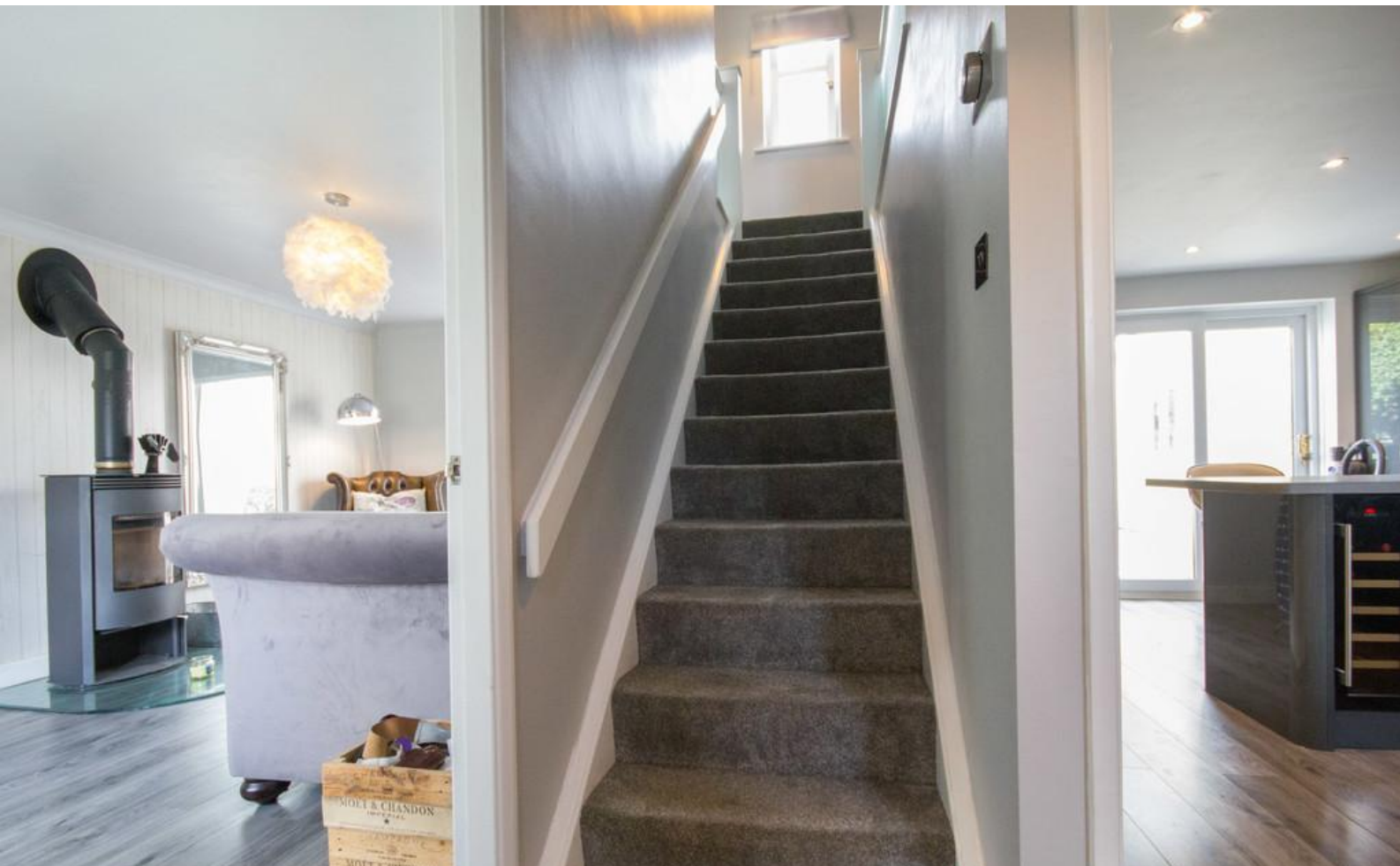


DIRECTIONS

Leaving Kendal on Brigsteer Road, turn left on to the Underwood estate. Follow the road down past Maple Drive, turning right onto Cedar Grove and then left onto Aldercroft. Follow Aldercroft to the right with the property located to the right hand side.

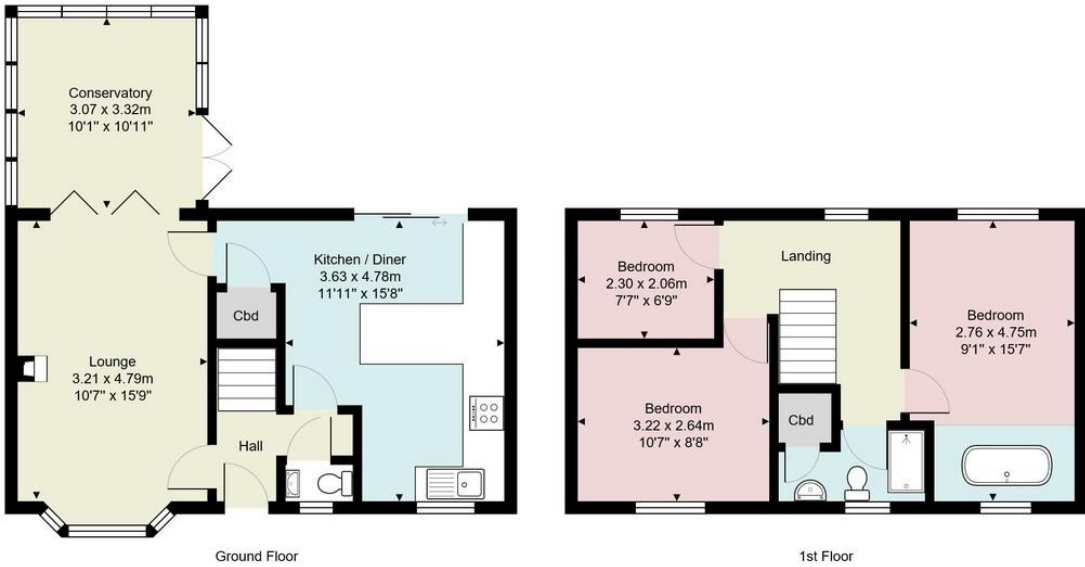
GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Freehold
Council Tax Band: D
EPC Grading: E





FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

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