



4 Queens Place, Kendal
£600,000





4 Queens Place

Kendal

An appealing end terraced period residence with outstanding views from most windows across the town and the Lakeland Fells. Occupying an elevated position in a popular residential area within the market town of Kendal conveniently placed just minutes away from the town centre and Serpentine Woods. The property offers easy access to the many amenities available both in and around the town and also to the Lake District National Park and links to the M6. The well presented accommodation, is laid to four floors and offers a porch, utility room, cloakroom and a hobby room to the lower ground floor. The ground floor offers entrance hall, sitting room and a kitchen diner with spectacular views. On the first floor there are two bedrooms, study and a three piece bathroom. The second floor offers three bedroom with one having an en-suite. The property benefits from gas central heating and double glazing. Outside there are substantial gardens, which also take advantage of the magnificent views and residents on road permit parking at the front.



- End terraced property
- Beautiful far reaching views
- Sitting room
- Double glazing and gas central heating
- Kitchen diner with views
- Generous landscape garden
- Five bedrooms
- Close to town centre
- Bathroom, en-suite and cloakroom

LOWER GROUND FLOOR

PORCH

7' 1" x 3' 11" (2.15m x 1.20m)

Both max. Double glazed window.

UTILITY ROOM

16' 5" x 13' 7" (5.01m x 4.15m)

Both max. Double glazed windows, radiator, base units housing gas combi boiler, stainless steel sink, plumbing for washing machine, built in cabinets, built in pantry.

HOBBY ROOM

13' 3" x 13' 3" (4.05m x 4.03m)

Both max. Two double glazed windows, radiator.

CLOAKROOM

10' 6" x 4' 3" (3.20m x 1.29m)

Both max. Radiator, W.C. wash hand basin, extractor fan.

HALLWAY

18' 10" x 5' 10" (5.73m x 1.77m)

Both max. Radiator.

GROUND FLOOR

ENTRANCE HALL

17' 5" x 13' 8" (5.31m x 4.17m)

Both max. Double glazed door, double glazed window above, radiator.

SITTING ROOM

14' 9" x 11' 9" (4.50m x 3.58m)

Both max. Double glazed windows, radiator, living gas flame fireplace.

KITCHEN DINER

18' 9" x 16' 8" (5.72m x 5.07m)

Both max. Double glazed bay window, double glazed window, radiator, good range of base units, stainless steel sink, Britannia oven with gas hob, extractor/filter over, space for fridge freezer, tiled splashback, exposed beams, recessed spotlights.



FIRST FLOOR

BEDROOM

12' 4" x 12' 0" (3.76m x 3.66m)

Both max. Double glazed window, radiator, wash hand basin to vanity.

BEDROOM

12' 2" x 11' 11" (3.71m x 3.63m)

Both max. Double glazed window, radiator.

STUDY

12' 5" x 6' 8" (3.78m x 2.03m)

Both max. Double glazed window, radiator.

BATHROOM

11' 6" x 6' 6" (3.50m x 1.98m)

Both max. Double glazed window, single glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, partial tiling to walls.

LANDING

11' 4" x 7' 10" (3.45m x 2.38m)

Both max. Built in cupboard.

SECOND FLOOR

LANDING

5' 10" x 4' 3" (1.79m x 1.29m)

Both max. Sky light.

BEDROOM

15' 10" x 7' 6" (4.82m x 2.29m)

Both max. Double glazed Velux window, radiator, built in wardrobe and cupboards, eaves storage, loft access, exposed beams.

EN-SUITE

7' 4" x 7' 10" (2.24m x 2.38m)

Both max. Double glazed Velux window, radiator, two piece suite comprises wash hand basin, shower cubicle with thermostatic shower fitment, exposed beams.

BEDROOM

11' 9" x 10' 9" (3.59m x 3.28m)

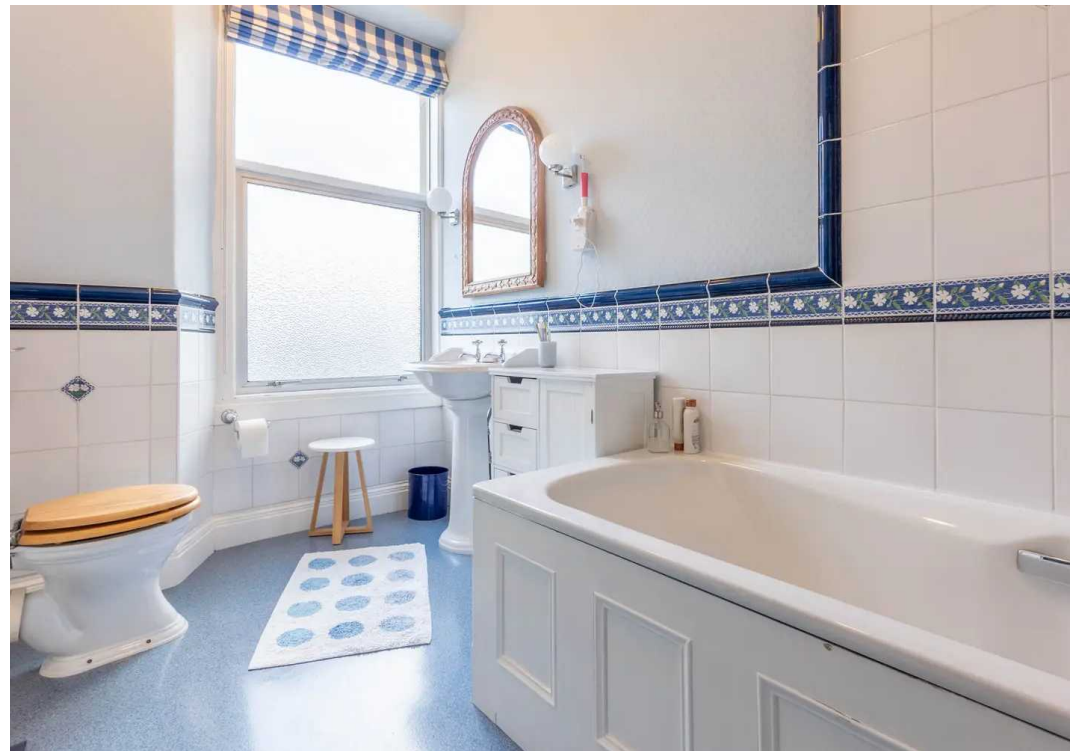
Both max. Double glazed window, radiator, exposed beams.

BEDROOM

10' 9" x 10' 8" (3.27m x 3.26m)

Both max. Double glazed window, radiator, exposed beams.





OUTSIDE

To the rear of the property is a beautiful landscape garden with many features. At the top of the garden there is a patio seating area with space for garden furniture which then leads down to different levels of lawn which is surrounded by stocked borders and rockery features. At the bottom of the garden is another seating area which looks up to the property and a back gate to get to Serpentine Road. To the front of the property is a forecourt with space for potted plants and some garden furniture.

ON STREET

1 permit and 2 visitor permit.

EPC RATING

SERVICES

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

COUNCIL TAX: BAND E

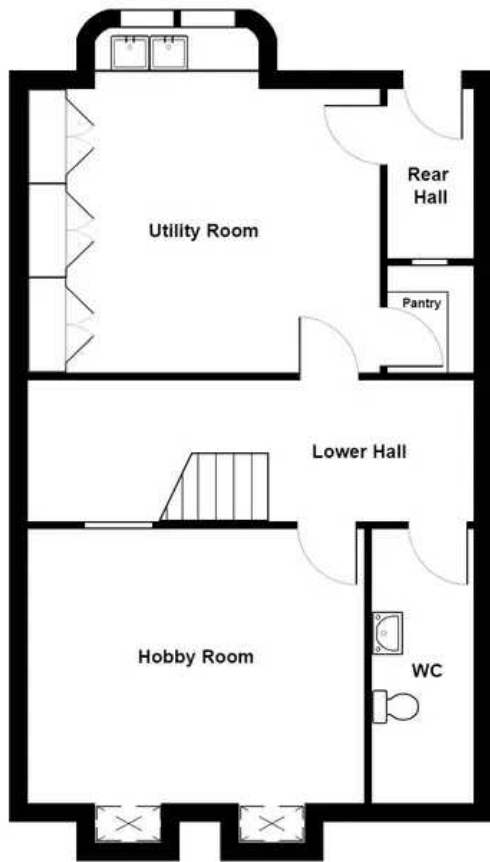
TENURE: FREEHOLD

DIRECTIONS

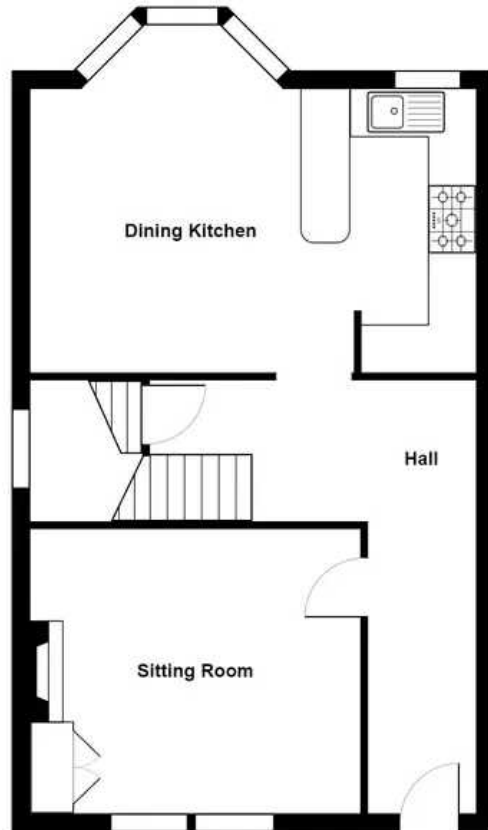
From Kendal office follow Windermere road and take the left onto Queens Road, follow the road up the hill going past Kendal Nursery School. Number 4 will be the first property located on the left hand side.

WHAT3WORDS: slick.rails.outer

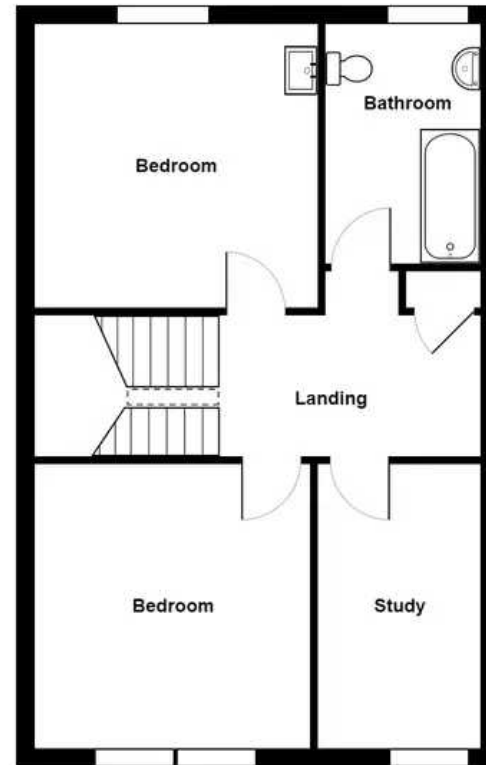




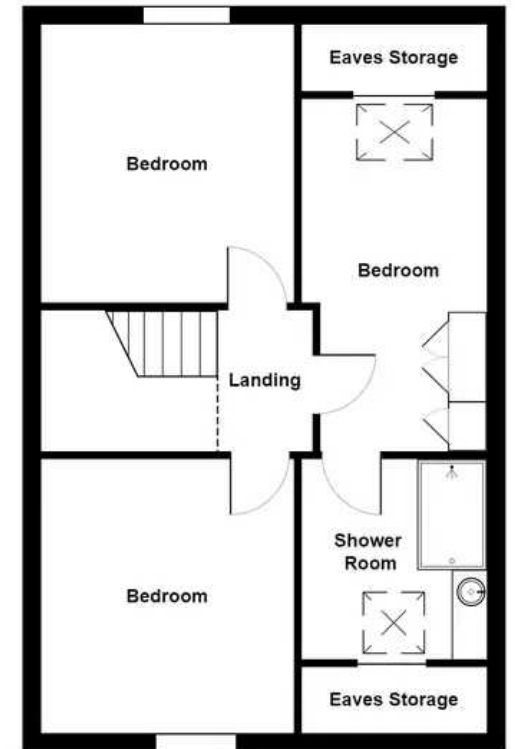
Lower Ground Floor



Ground Floor



First Floor



Second Floor

4 Queens Place, Kendal

Total Area: 212.9 m² ... 2291 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



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