



7 The Walled Garden, Sedgwick  
£475,000





## 7 The Walled Garden

Sedgwick, Kendal

A modern detached bungalow occupying a very pleasant position within this popular development situated to the fringe of this South Lakeland village. This delightful cul de sac development is well situated for travel to Kendal, the M6 motorway and for the west coast main line railway station at Oxenholme.

Ideally located in a popular village setting, this well-presented property offers comfortable and convenient living. Step inside to discover a substantial sitting dining room leading to a modern fitted kitchen, perfect for both relaxing and entertaining. The property also features three bedrooms, two of which are doubles, while one enjoys the luxury of an en-suite bathroom. A four-piece suite bathroom adds to the comfort and convenience of this charming home.

Outside, the property continues to impress with beautiful gardens enhancing both the front and rear of the house. The well-kept lawns, stocked planted beds, and paved patio seating areas create inviting spaces to enjoy the outdoors. A summer house nestled at the rear of the garden offers a perfect retreat. The property is complete with well-established hedges and shrubbery that add to the overall appeal. Ample driveway parking, conveniently located in front of the garage, ensures practicality and ease of access. Don't miss this opportunity to secure a delightful home that offers both comfort and style, set in a desirable location that combines tranquillity with accessibility. EPC D.



- Well presented, detached bungalow
- A substantial sitting dining room
- A modern fitted kitchen
- Three bedrooms with two being doubles and one having an en-suite bathroom
- A four piece suite bathroom
- Beautiful well kept gardens
- Garage and driveway parking
- Easy access to local amenities
- Road links to the M6 Motorway and the Lake District National Park
- Popular village location

**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: D**

**COUNCIL TAX: BAND E**

**TENURE: FREEHOLD**

### SERVICES

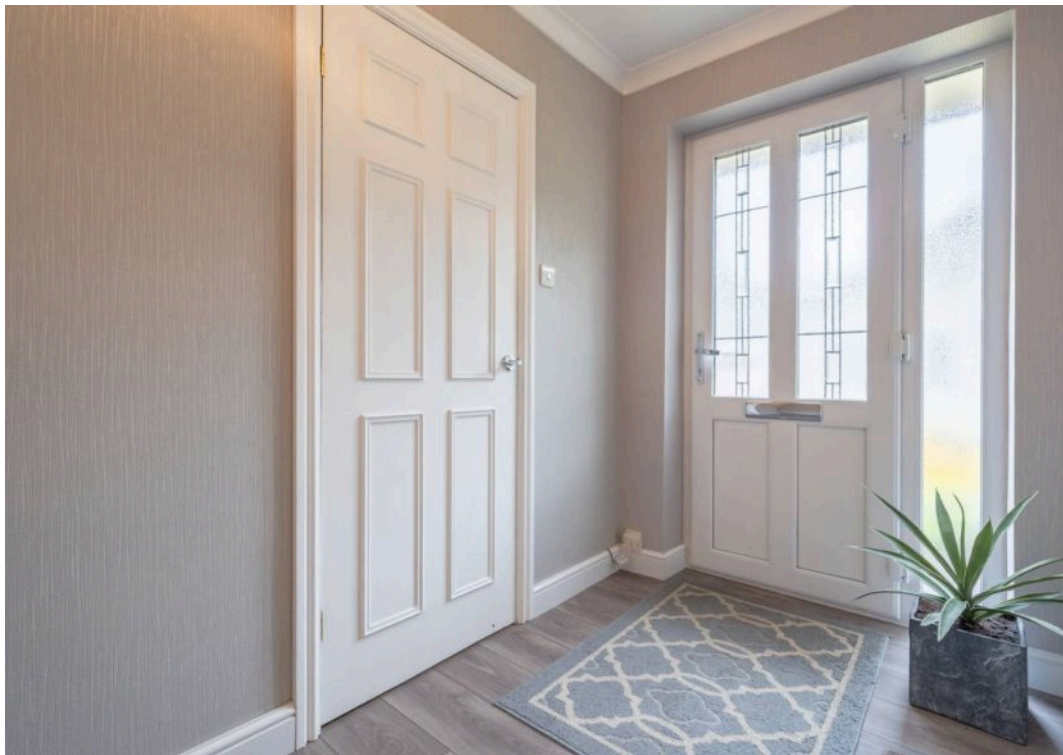
Mains electric, mains gas, mains water, mains drainage

**DIRECTIONS:** From the Brettargh Holt roundabout on the A591 follow the road to Sedgwick, after crossing the bridge over the river turn right and follow the lane for a short distance before turning left into Back Lane. Continue driving on Back Lane until you see a road on your left, this is the entrance to The Walled Garden, number 7 is located at the end of the road on the left.

WHAT3WORDS:///pull.documents.rides











## GROUND FLOOR

### ENTRANCE HALL

10' 10" x 10' 7" (3.29m x 3.22m)

### SITTING DINING ROOM

23' 4" x 13' 0" (7.10m x 3.95m)

### KITCHEN

12' 4" x 9' 6" (3.76m x 2.89m)

### BEDROOM

12' 0" x 10' 11" (3.66m x 3.32m)

### EN-SUITE

8' 11" x 3' 7" (2.73m x 1.08m)

### BEDROOM

12' 4" x 8' 10" (3.75m x 2.69m)

### BEDROOM

8' 8" x 7' 9" (2.65m x 2.36m)

### BATHROOM

8' 5" x 6' 2" (2.57m x 1.89m)

### OUTSIDE

Beautiful well kept gardens to both the front and rear with well kept lawns, stocked planted beds, paved patio seating areas with a summer house at the rear of the garden and well established hedges and shrubbery. Ample driveway parking can be found in front of the garage.



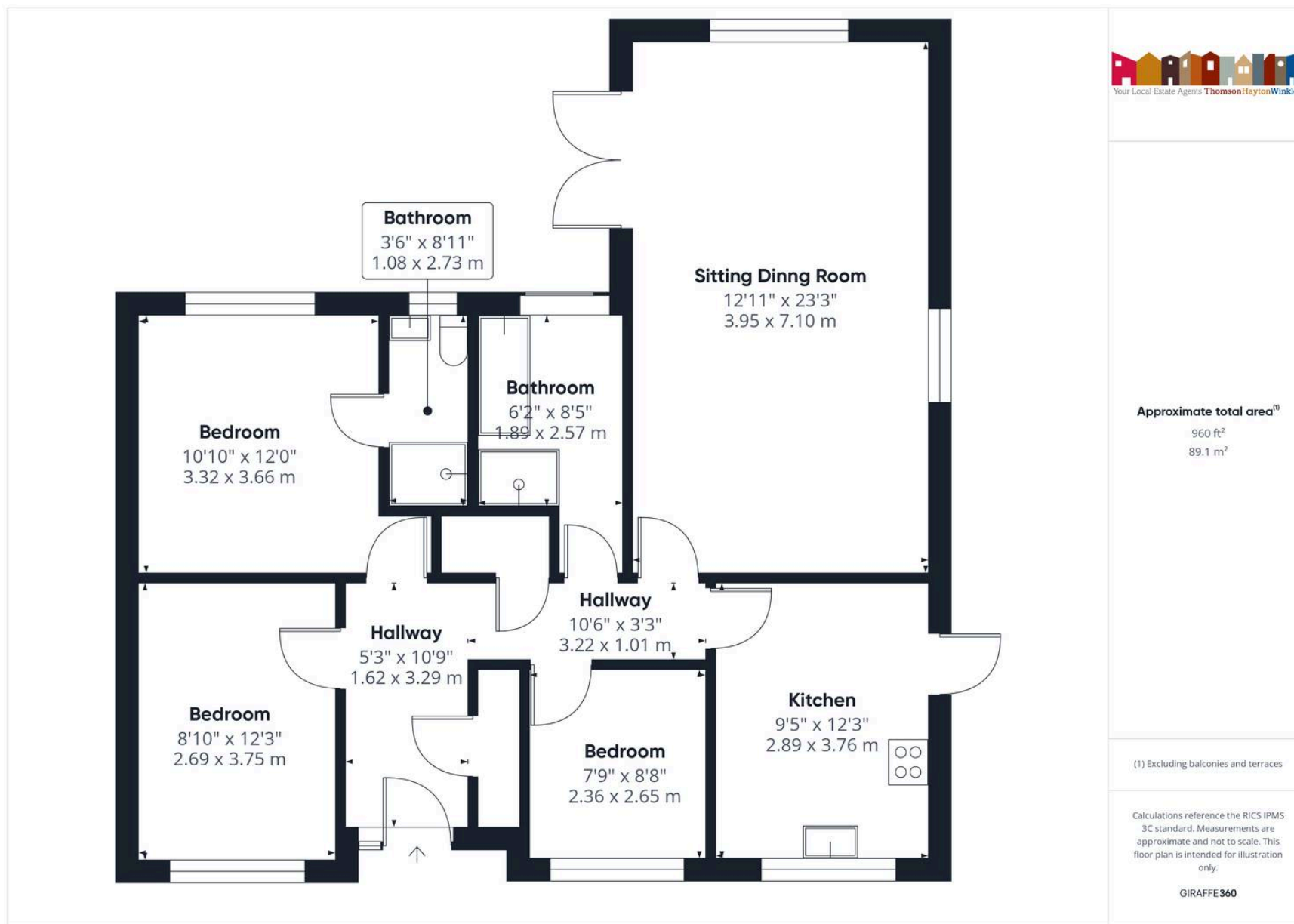












## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.