

## 7 Anchorite Fields, Kendal – LA9 5NG

Kendal

Guide Price £255,000



## 7 Anchorite Fields

Kendal, Cumbria

Introducing this 3-bedroom semi-detached house, perfectly nestled within a popular residential area. Boasting a spacious driveway for up to 4 cars, this property exudes convenience from the moment you arrive.

The property impresses with its generous living space, the well-appointed layout seamlessly connects each room.

Step inside to discover a modern kitchen, the living room offers a welcoming ambience providing ample room for relaxation and entertainment, a separate dining room (currently used as a bedroom) and finally there is a compact utility area.

Ascend to the upper level, where three well-proportioned bedrooms await, each offering a peaceful retreat along with a family bathroom.

Outside, a large tiered garden beckons, featuring a lush lawn and a designated seating areas, providing the perfect outdoor sanctuary for al fresco dining.

Don't miss the chance to make this property your own. Book your viewing today and embark on a journey towards finding your new home.

EPC to follow







**Hallway**

2' 11" x 12' 9" (0.88m x 3.89m)

**Utility Room**

3' 11" x 6' 6" (1.19m x 1.98m)

**Kitchen**

7' 6" x 9' 7" (2.29m x 2.92m)

**Living Room**

13' 0" x 13' 0" (3.96m x 3.97m)

**Reception Room**

10' 11" x 9' 6" (3.34m x 2.89m)

Currently being used as a bedroom.

**First Floor Landing**

3' 8" x 11' 1" (1.13m x 3.37m)

**Bedroom One**

11' 9" x 11' 10" (3.59m x 3.61m)

**Bedroom Two**

10' 6" x 9' 2" (3.19m x 2.80m)

**Bedroom Three**

8' 8" x 8' 6" (2.64m x 2.60m)

**Bathroom**

4' 10" x 7' 9" (1.47m x 2.37m)













## REAR GARDEN

Generous tiered garden with seating areas

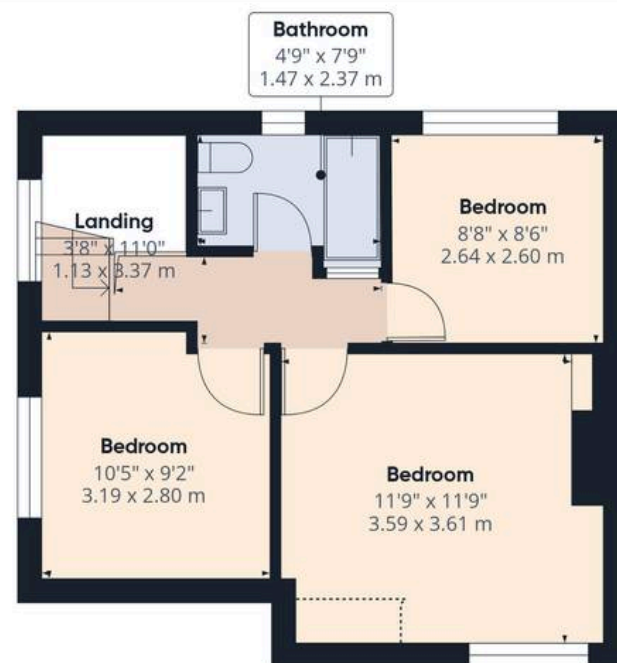
## DRIVEWAY

4 Parking Spaces





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

819 ft<sup>2</sup>

76.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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