



28 Helme Drive, Kendal

Kendal

Guide Price £395,000

28 Helme Drive

Kendal, Cumbria

Welcome to this fantastic 4-bedroom semi-detached house nestled in a popular residential area that's sure to steal your heart! This spacious home offers a warm and welcoming vibe, perfect for creating lasting memories with your loved ones.

The house features a well-thought-out layout with two reception rooms that provide plenty of space for entertaining friends or just kicking back and relaxing after a long day. The generous and well-appointed kitchen is a chef's dream, offering ample storage and prep space. There is also a large utility room, making laundry days a breeze, and a convenient downstairs WC.

Upstairs, you'll find four bedrooms, the main bathroom and separate en-suite provide convenience and privacy for the whole family. The property also boasts a very handy office or nursery space, ideal for those working from home.

Outside, the property has a well maintained enclosed private garden, perfect for enjoying outdoor dining. The off-street parking ensures that you'll never have to worry about finding a spot for your vehicle.

Located in a sought-after area, this semi-detached house offers the perfect blend of comfort, convenience, and style.





Porch

Space for coats and shoes, door to hallway

Hallway

Stairs lead to the first floor, doors to both reception rooms, kitchen and the stairs cupboard

Reception Room

Bay window to the front aspect and a gas coal effect fire

Reception Room

Generous lounge with patio doors to the rear garden

Dining Kitchen

Spacious dining kitchen with built-in oven and combination microwave oven, built-in dishwasher, 1 1/2 bowl stainless steel sink, induction hob with extractor over, under counter space for a fridge and a freezer, breakfast bar, door and window to the rear garden and a door to the utility room

Utility Room

A spacious utility area with a Belfast sink, lots of storage, space and plumbing for a washing machine. A door leads to the WC

WC

WC and wash hand basin





Landing

Landing is L-shaped with doors to 4 bedrooms, office/nursery, family bathroom and has storage cupboards. There are two points of access to the loft which is half boarded for storage. The loft also houses the conventional boiler and pressurised hot water tank.

Bedroom 1

Double bedroom to the front aspect with a large window letting in lots of light

Bedroom 2

Double bedroom to the rear aspect and has an en-suite

En-Suite

The ensuite consist of a shower, radiator, vanity sink, WC and extractor fan

Bedroom 3

Good size bedroom to the front aspect

Bedroom 4

Another double room looking on to the back garden

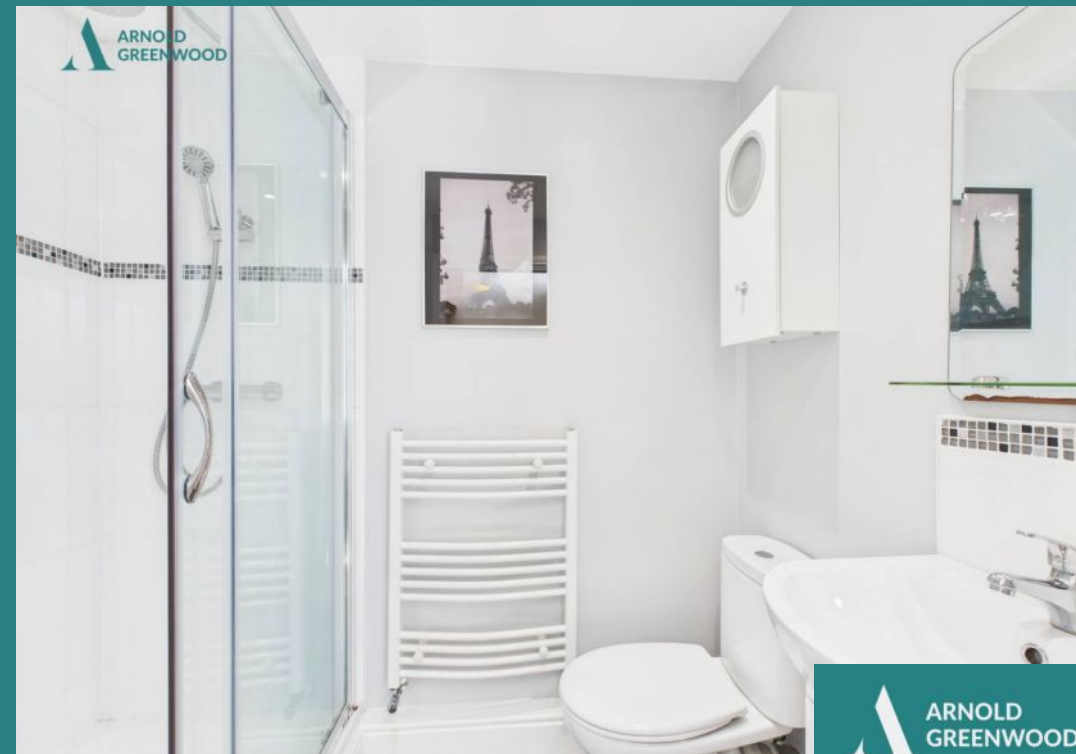
Office/Nursery

To the front aspect

Family Bathroom

The family bathroom has a WC, ladder radiator, extractor fan, wash hand basin and a shower over the bath





FRONT GARDEN

Gravelled front garden

REAR GARDEN

An attractive and well maintained garden with lawn, patio areas and a shed. There is a gate to the parking space.

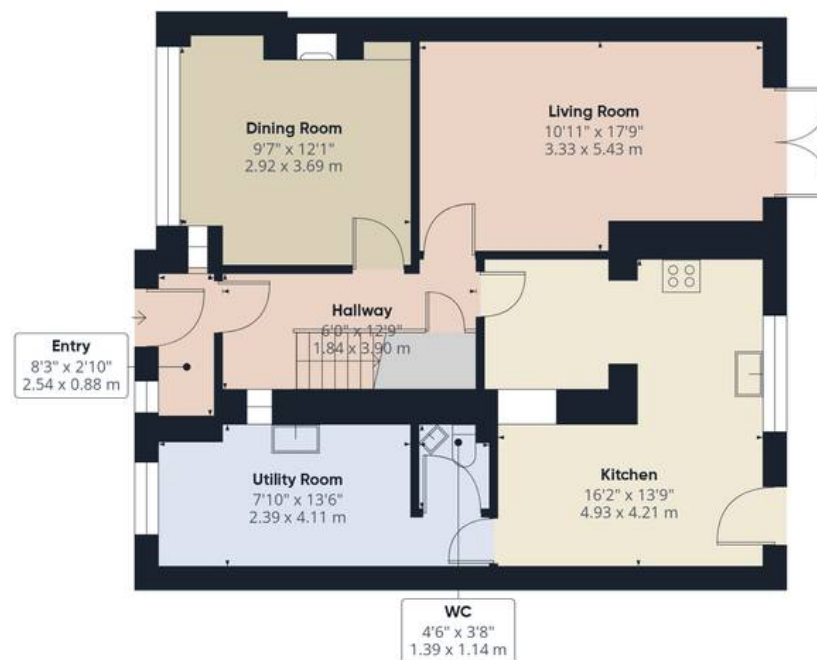
Driveway

1 Parking Space

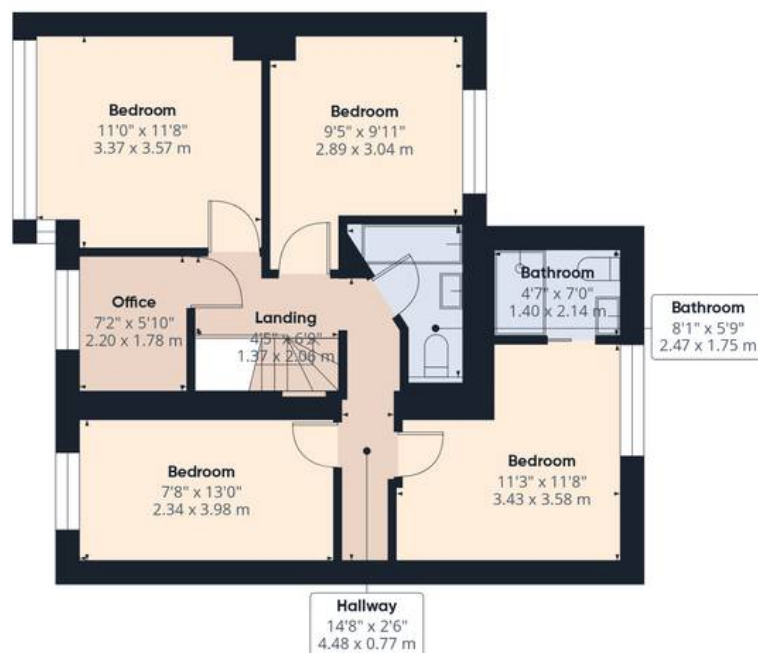
On street

Energy Efficiency Rating: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404 ft²

130.5 m²

(1) Excluding balconies and terraces

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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