



ARNOLD
GREENWOOD



23 Sandgate, Kendal

Cumbria

£295,000

23 Sandgate

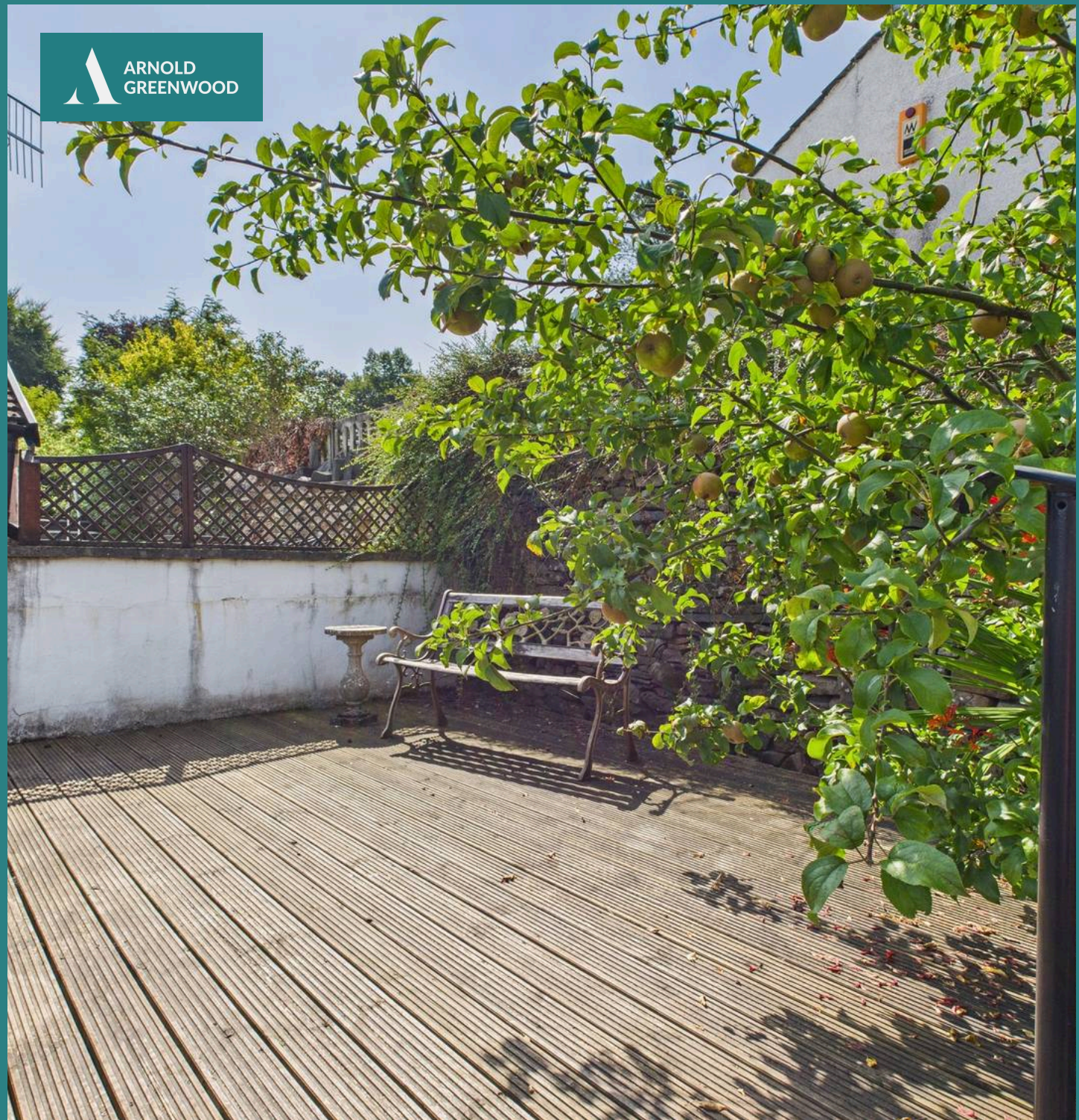
Kendal, Cumbria

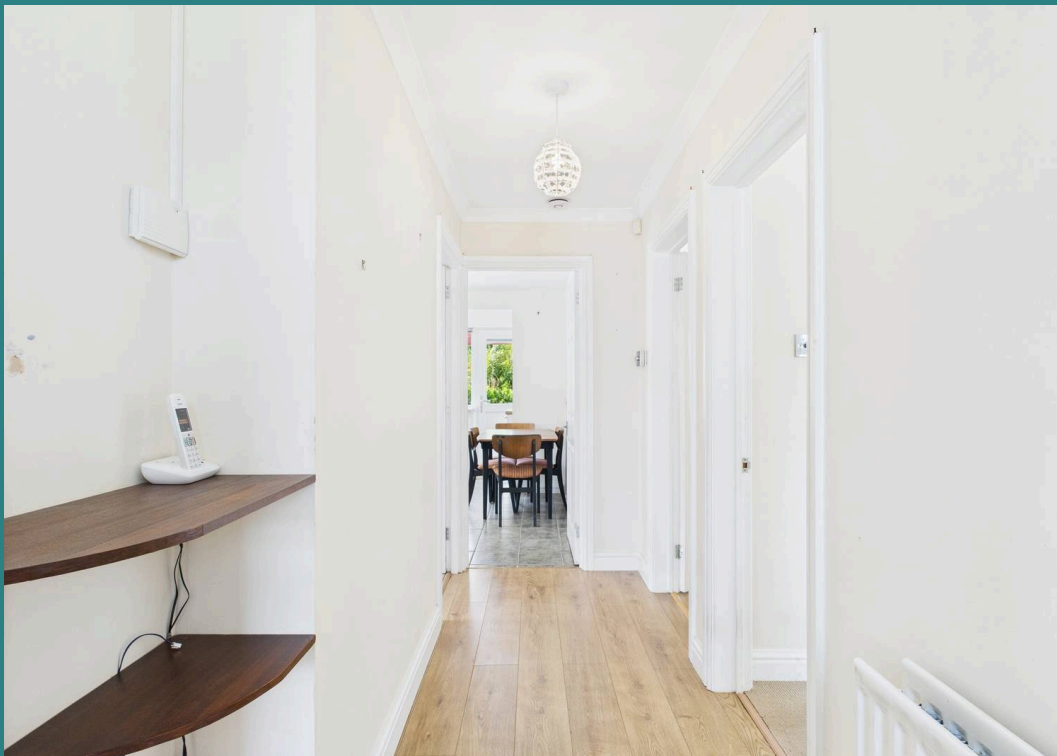
Introducing this charming 3 Bedroom Semi-Detached Bungalow nestled in a sought-after residential location, in proximity to shops and the amenities of Kendal town. The property boasts well-tended gardens with captivating views towards Benson Knott from the front and rear, complemented by three private terraces in the back garden, offering a delightful array of plantings and shrubs.

Upon entering a central inner entrance hallway provides a warm and inviting ambience through to the generously sized kitchen diner, equipped with high gloss shaker units, a breakfast bar, and access to a covered terrace. The living space is private overlooking the garden, the room bright and light offering sliding door access to the sunroom and terrace, the fireplace adds warmth to the room and a center point. You will find three bedrooms to the front of the property, the master a king-size bedroom and two small doubles, offer flexibility and comfort for residents.

Convenience is key with a garage/utility room on-site, along with driveway parking for up to four vehicles and a covered carport, ensuring ample space for vehicles and storage needs.

In summary, this property presents a unique opportunity to acquire a well-appointed home in a desirable location, offering a harmonious blend of comfort, functionality, and convenience. With its charming features and appealing layout, this bungalow is sure to capture the hearts of those seeking a peaceful retreat.





Hallway

13' 6" x 4' 0" (4.11m x 1.21m)

Centrally positioned, offering a covered storm porch entrance. Internally the decor is neutral bright and light with warming wood style flooring. Please note the attic is accessible from here.

Bedroom One

11' 0" x 10' 1" (3.36m x 3.08m)

The master bedroom offers large windows over looking the garden. Pendant lighting and neutral tones throughout the decor and carpets.

Living Room

13' 1" x 9' 9" (3.99m x 2.97m)

The living space offers natural decor, wood-style flooring with sliding door access into the sunroom. Plenty of space for soft furnishings, power points and TV socket.

Sunroom

8' 0" x 10' 0" (2.45m x 3.04m)

Private, neutral decor with wood-style floors and further access to the garden.

Kitchen

13' 0" x 12' 7" (3.95m x 3.83m)

This open plan room benefits from dual aspect windows, space for a dining table/breakfast bar, well equipped with gloss units, wood-effect worktops and space for free standing appliances. Outside access to the rear covered porch and the modern combination boiler is located here.





Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

This light and bright room features, front facing windows, light decor and wood-style flooring.

Bedroom Three

7' 10" x 9' 5" (2.38m x 2.87m)

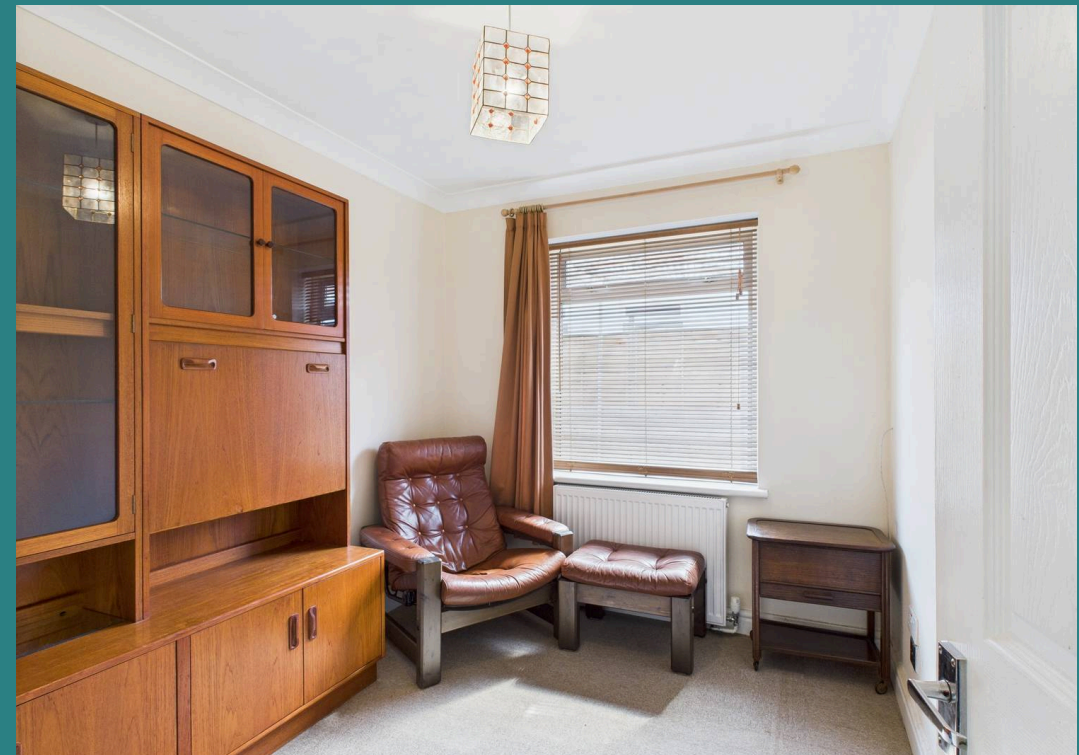
Small double/ single in size, offering neutral decor and carpets.

Wet Room

5' 5" x 6' 2" (1.64m x 1.87m)

Modern tiled mosaic grey flooring with contrasting wall tiles, open walk in wet room shower, corner sink and a W.C. Complete with LED lighting and a heated towel rail.





GARDEN

The garden wraps from front to back, with a pathway to the front door, established shrubs, being lawned to the front. The back offers a range of terraces, to enjoy the views towards Benson Knott. Planted borders create interest alongside a range of boundary hedging and trees.

Garage

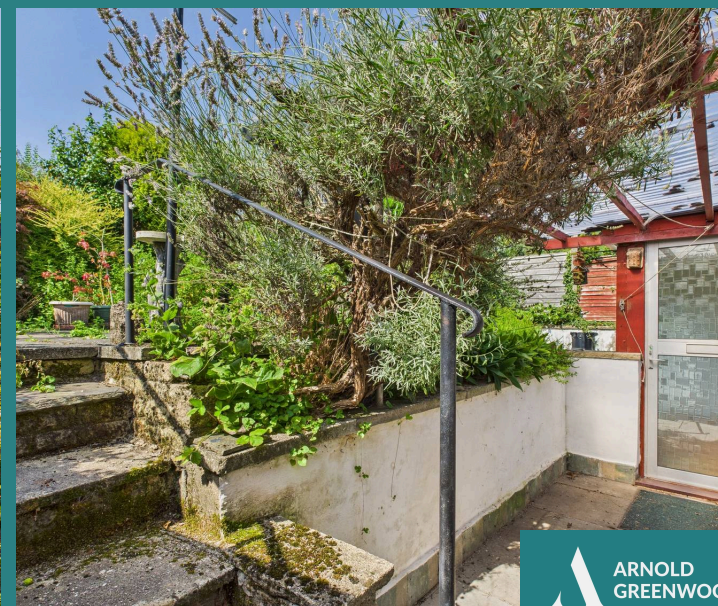
Single Garage

Driveway

3 Parking Spaces

Please note the property has a modern combination boiler, fitted within the last 4 years featuring hive control functions.

Energy Efficiency Rating: D





Ground Floor Building 1

Approximate total area⁽¹⁾

938 ft²

87.1 m²



Ground Floor Building 2

(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.

GIRAFFE 360



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

