



Kendal

£600,000

8 Walnut Close, Kendal, Cumbria, LA9 5FY

Welcome to 8 Walnut Close, a beautifully presented four bedroom detached home situated within the highly regarded Brigsteer Rise development on the outskirts of Kendal. Offering a stylish and contemporary interior, this modern home provides spacious and versatile accommodation arranged over two floors, making it an ideal choice for families looking to upsize or those seeking a modern home within easy reach of the Lake District. Perfectly positioned, the property enjoys a peaceful residential setting with scenic Lakeland walks on the doorstep, including the popular Scout Scar, whilst Kendal town centre is just 0.8 miles away. A range of local schools, supermarkets and everyday amenities are within easy reach, with excellent transport links providing convenient access to the M6 motorway and Oxenholme Mainline Railway Station. The location offers an enviable balance of modern family living, countryside on the doorstep and excellent connectivity.

Quick Overview

- Detached new build home
- Four double bedrooms
- Two en-suites
- Open plan kitchen and living space
- Contemporary and modern design
- Turnkey family home
- Close to Kendal, M6 and Lake District
- Sought after location
- Garage and driveway parking
- Ultrafast broadband speed*



4



3



2



A



Ultrafast
Broadband



Garage &
Driveway Parking

Property Reference: K7371



Entrance Hall



Living Room



WC



Kitchen

From the moment you step inside, the home showcases a sleek and thoughtfully designed interior, with contemporary finishes, stylish panelled walls and a bright, welcoming atmosphere throughout. The accommodation comprises four generously sized double bedrooms, two of which benefit from en-suite facilities, a family bathroom, a spacious living room and an impressive open-plan kitchen, dining and living space which forms the heart of the home. Further benefits include a separate utility room, downstairs cloakroom, excellent storage, driveway parking, an integral garage and landscaped gardens.

Entrance is gained through the front door into the welcoming entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor. Immediately to the left is the spacious living room, featuring front aspect windows overlooking the lawned garden and a stylish panelled feature wall, creating a sophisticated yet comfortable setting for relaxing with family and friends.

Continuing through the hallway, the downstairs cloakroom provides a useful WC and wash hand basin. Opposite, an understairs storage cupboard offers excellent space for coats, shoes and household essentials, whilst a further door provides direct access into the integral garage.

The impressive open-plan kitchen, dining and living space provides a fantastic contemporary hub for everyday family life and entertaining. The living area features a rear aspect window and stylish panelled walls, creating a warm and inviting space whilst retaining the feeling of openness throughout. There is ample room for a dining table between the kitchen and living areas, with rear bifold doors flooding the room with natural light and opening directly onto the garden, making this an ideal space for entertaining during the warmer months.

The kitchen has been thoughtfully designed with a contemporary range of wall and base units finished in a sophisticated matte black, complemented by a generous amount of worktop and storage space. Integrated appliances include a fridge freezer, AEG oven and grill, AEG four-ring electric hob and AEG dishwasher, together with a sink and drainer. A rear aspect window provides additional natural light, whilst the opposite side of the kitchen base units incorporates a breakfast bar with space for four stools, making excellent use of the available space and providing the perfect spot for casual dining or morning coffee.

A door leads through to the separate utility room, which continues the modern style of the kitchen and provides additional base units, a sink, space for a washing machine and/or tumble dryer, together with useful coat hanging space. A side access door leads directly outside, providing convenient access between the front and rear gardens.

Stairs rise to the first-floor landing, where all four bedrooms and the family bathroom are located. The spacious landing also benefits from loft access, leading to a boarded loft providing valuable additional storage. Two further storage cupboards are positioned on the landing, with one incorporating shelving and hanging space for clothing, whilst the second provides ideal storage for linen and towels.

Bedroom one is a generous double bedroom positioned to the front of the property, featuring front aspect windows and built-in corner wardrobes with glazed mirrored doors, providing excellent storage whilst enhancing the feeling of space. The stylish en-suite is fitted with a walk-in shower, WC, vanity wash hand basin and wall-mounted heated towel rail, with part-tiled walls and flooring and a front aspect window providing natural light.

Bedroom two is another well-proportioned double bedroom situated to the rear, enjoying views over the garden through the rear aspect



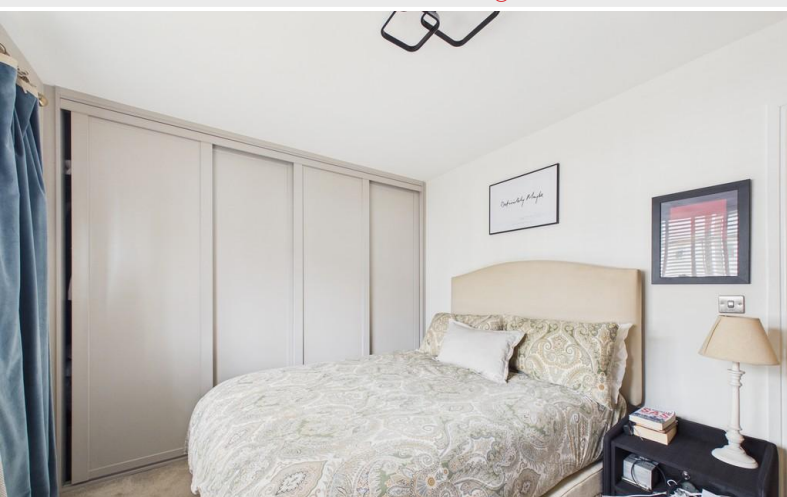
Dining



Living Space



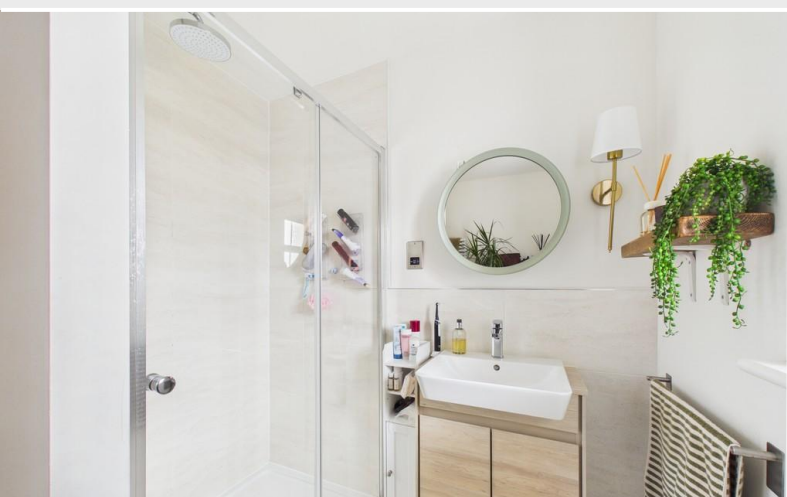
First Floor Landing



Bedroom Three



Bedroom Two



Bedroom One En-suite

window. Built-in double storage cupboards provide both shelving and hanging space, while a door leads into the second en-suite. This comprises a WC, wash hand basin, walk-in shower with handheld attachment, wall-mounted heated towel rail and part-tiled walls and flooring.

Bedroom three is a further double bedroom positioned to the rear, with a rear aspect window and a wall of sliding-door wardrobes providing generous and practical clothing storage. Bedroom four is situated to the front and is currently utilised as a stylish dressing room, although offers excellent versatility as a fourth bedroom, home office or additional reception space, with a front aspect window providing plenty of natural light.

The family bathroom is conveniently positioned between bedrooms three and four and is fitted with a contemporary four-piece suite comprising a panelled bath, separate walk-in shower with rainfall and handheld attachments, WC and wash hand basin set within a vanity unit. A side aspect window provides natural light, while part-tiled walls and flooring complete the modern finish.

Externally, the property continues to offer a low-maintenance and thoughtfully arranged outdoor space. To the front, a lawned garden sits directly outside the living room, framed by established shrubs and rockery, creating an attractive approach to the property. Flagged pathways run around both sides of the house, providing convenient access to the rear garden. The enclosed rear garden features a generous flagged patio area, ideal for outdoor dining and entertaining, together with a lawn and fenced boundaries providing a good degree of privacy. The integral garage benefits from an up-and-over door and useful fitted shelving, providing excellent additional storage, whilst driveway parking is available to the front.

Combining contemporary style, generous proportions and beautifully considered family accommodation, 8 Walnut Close offers the ease and practicality of a modern new-build home in an enviable Kendal setting. With its impressive open-plan living space, four double bedrooms, two en-suites, excellent storage, private gardens, garage and convenient access to both the town and surrounding Lakeland countryside, this is a home that is ready to move straight into and enjoy. An excellent opportunity for those seeking a stylish and versatile family home, early viewing is highly recommended.

Accommodation with approximate dimensions:

Entrance Hall 6' 5" x 17' 9" (1.96m x 5.42m)

Living Room 10' 10" x 14' 3" (3.31m x 4.36m)

Cloakroom

Open plan kitchen and living 28' 7" x 14' 0" (8.73m x 4.28m)

Utility Room 5' 9" x 6' 5" (1.76m x 1.98m)

First Floor Landing 10' 11" x 8' 8" (3.34m x 2.66m)

Bedroom One 9' 11" x 15' 3" (3.03m x 4.66m)

Bedroom One En-suite

Bedroom Two 11' 0" x 11' 3" (3.36m x 3.43m)

Bedroom Two En-suite

Bedroom Three 11' 5" x 9' 6" (3.49m x 2.92m)

Bathroom

Bedroom Four 10' 2" x 8' 11" (3.11m x 2.74m)

Garage

Property Information

Parking: Driveway parking & garage

Tenure: Freehold - Maintenance fee is £216pa.



Bedroom One



Bedroom Two



Bathroom



Rear Garden



Rear External

Services: Mains water, mains gas, mains drainage and mains electricity

Council Tax: Westmorland and Furness Council Tax Band: F

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///save.branded.probe](https://www.what3words.com/save/branded/probe)

Leaving Kendal via Brigsteer Road, continue uphill, passing the turn for Underwood on your left hand side. Take the next left onto Sycamore Rise, then the third right onto Walnut Close, the property is on your right hand side.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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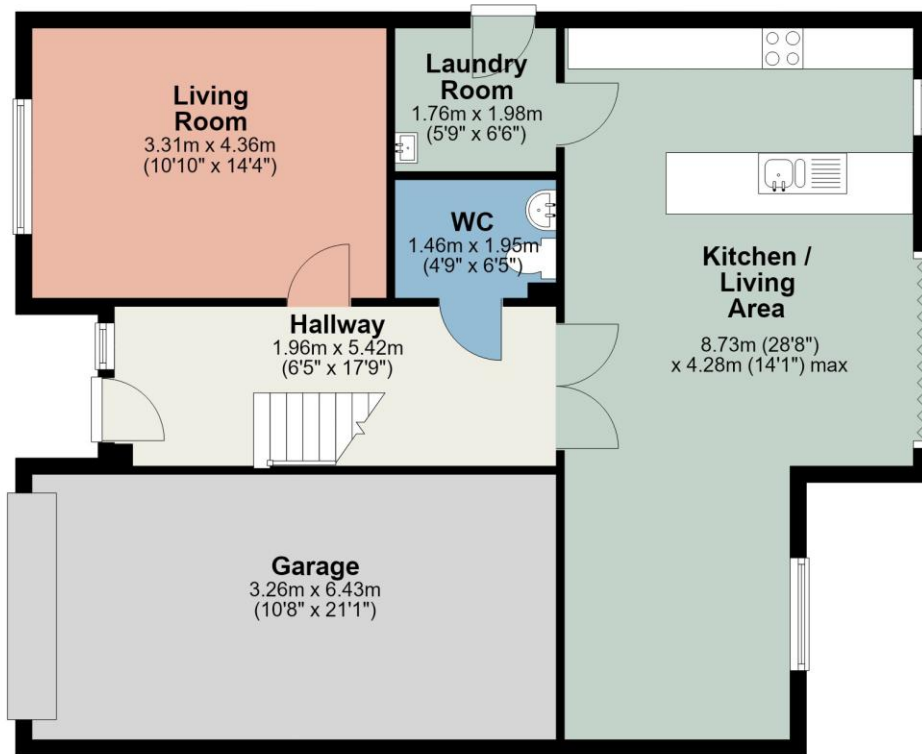


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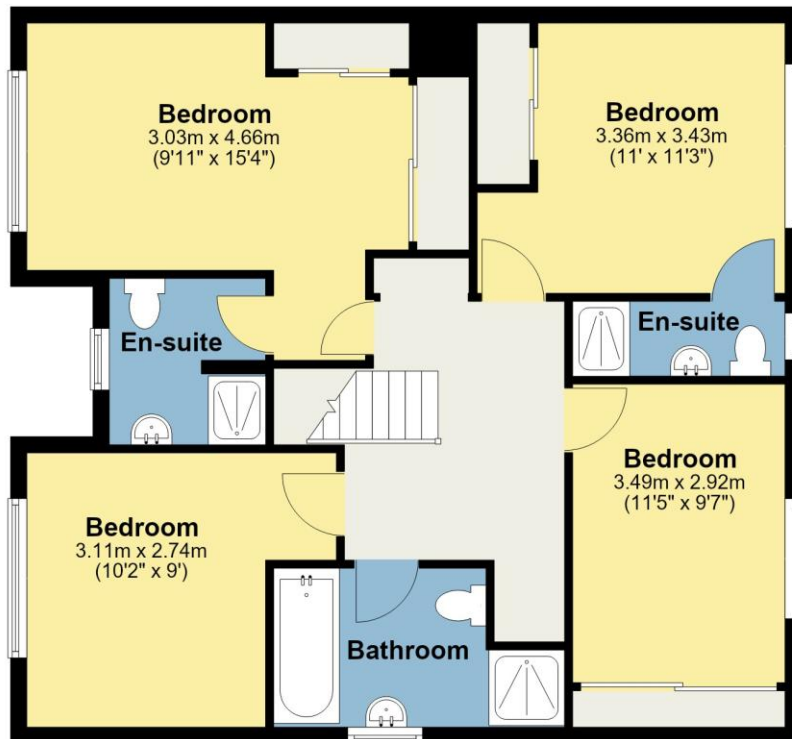
Ground Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



First Floor

Approx. 77.4 sq. metres (833.0 sq. feet)



Total area: approx. 153.0 sq. metres (1647.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

8 Walnut Close, Kendal

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