



7 Carrock Close, Kendal

£535,000



7 Carrock Close

Kendal, Kendal

A well presented detached property situated in a desirable residential area to the south of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and is just a short walk from the mainline railway station at Oxenholme, Westmorland general hospital, local bus stops and Asda supermarket. The property offers easy access to road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

A wonderfully presented 4 bedroom detached house, this property is the epitome of a well-maintained family home. The two reception rooms include a cosy sitting room and a dining room, perfect for entertaining guests. The light and airy kitchen diner boasts modern integrated appliances and access to the rear garden, while a convenient utility room provides access to the garage.

With four generously sized double bedrooms, the main bedroom features an en-suite bathroom, complemented by a four-piece suite bathroom in white on the first floor and a cloakroom on the ground floor.

The external space of this property truly complements its interior charm. Well-kept front and rear gardens provide a serene outdoor escape, with the rear garden fully enclosed and featuring a lush lawn, two paved patio seating areas, established hedges, and beautifully planted beds. The front garden is equally inviting, surrounded by neat hedges and offering driveway parking for two vehicles, alongside the double garage. This ideal outdoor space ensures ample opportunities for relaxation and enjoyment, while the double garage and driveway parking for two vehicles cater to the practical needs of modern living. Don't miss out on this remarkable property that harmoniously blends comfort, convenience, and style within its delightful surroundings.

- A well presented detached family home
- Two reception rooms with a sitting room and dining room
- Light and airy kitchen diner with modern integrated appliances
- Utility room with access to the garage
- Four double bedrooms with the main having an en-suite bathroom
- A four piece suite bathroom in white and a cloakroom
- Well maintained gardens to the front and rear
- Double garage and driveway parking
- Easy access to local amenities and transport services
- Fantastic road links to the M6 Motorway and the Lake District National Park

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 C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND G

TENURE:FREEHOLD

DIRECTIONS

From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue through the traffic lights and turn right at the roundabout into Whinlatter Drive and take the first right turn, follow the road round to the turning for Carrock Close where number 7 is located on the right near to the bottom of the hill.

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GROUND FLOOR

ENTRANCE HALL

18' 8" x 6' 10" (5.69m x 2.09m)

SITTING ROOM

20' 11" x 11' 2" (6.38m x 3.41m)

DINING ROOM

15' 0" x 11' 2" (4.56m x 3.40m)

KITCHEN DINER

26' 11" x 12' 0" (8.20m x 3.66m)

UTILITY ROOM

10' 7" x 5' 8" (3.23m x 1.73m)

CLOAKROOM

7' 9" x 2' 11" (2.35m x 0.88m)

FIRST FLOOR

LANDING

10' 3" x 5' 2" (3.13m x 1.57m)

BEDROOM

17' 3" x 14' 10" (5.26m x 4.53m)

EN-SUITE

7' 0" x 5' 6" (2.14m x 1.67m)

BEDROOM

15' 3" x 11' 3" (4.65m x 3.43m)

BEDROOM

14' 7" x 9' 4" (4.44m x 2.85m)

BEDROOM

10' 5" x 9' 2" (3.17m x 2.79m)

BATHROOM

9' 11" x 7' 3" (3.01m x 2.22m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

1960 ft²

181.9 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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