



34 Low Cragg Close, Kendal  
£350,000



## 34 Low Cragg Close

### Kendal

A well proportioned end-terraced family home pleasantly situated on a development within the market town of Kendal. Close to all local amenities, transport services and it has easy access to both the Lake District and Yorkshire Dales National Parks and road links to the M6. This end of terraced family home presents a superb opportunity for those seeking a spacious and characterful property in a desirable location. The generously proportioned living room welcomes you upon entry, offering a warm and inviting ambience. Beyond lies the kitchen diner, with delightful garden views and access to a convenient utility room, cloakroom, and garage. Upstairs, three double bedrooms provide ample living space, with the main bedroom boasting an en-suite bathroom. A three-piece suite bathroom completes the upper level, featuring access to substantial eaves storage. Additional features include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Outside, the well-kept gardens are a haven for green-fingered enthusiasts, with both the front and rear spaces meticulously maintained. The fully enclosed rear garden boasts a paved patio area, gravelled features, lush lawns, and planted beds, ideal for al fresco dining and entertaining. Beyond lies a scenic backdrop of open fields, offering stunning far-reaching views and a sense of tranquillity. To the front of the property, a part lawn and rockery features add to the overall charm of the exterior. Parking is made convenient with driveway and garage parking available with remote control garage door, providing ample space for multiple vehicles. Whether enjoying the peaceful surroundings of the gardens or exploring the nearby attractions, this property offers a perfect blend of comfort, convenience, and natural beauty, making it an ideal place to call home.

- End of terraced family home
- Substantial living room which leads through to the kitchen diner
- A well proportioned kitchen diner with views to the garden and access to the utility room, cloakroom and garage
- Three double bedrooms with one having an en-suite bathroom
- Three piece suite bathroom with access to substantial eaves storage
- Gardens to the front and rear
- Garage and driveway parking
- Easy access to the towns amenities
- Road links to the M6 Motorway and the Lake District National Park
- Double glazing and gas central heating

#### 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 D

#### TENURE: FREEHOLD

#### DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue up the A684 and at the brow of the hill turn left on to Sandylands Road. Turn left on to Jenkin Rise and right in to Kentdale Road, merge in to Rydal Road and turn left on to High Cragg Close, follow the road as it merges into Low Cragg Close and follow the road to the end to find number 34 on the left.

**WHAT3WORDS:** ///unable.backyards.flickers





## GROUND FLOOR

### ENTRANCE HALL

8' 3" x 5' 11" (2.52m x 1.80m)

### LIVING ROOM

17' 7" x 12' 2" (5.35m x 3.70m)

### KITCHEN DINER

18' 6" x 10' 0" (5.65m x 3.06m)

### UTILITY ROOM

7' 6" x 6' 9" (2.29m x 2.07m)

### CLOAKROOM

7' 7" x 3' 1" (2.31m x 0.95m)

## FIRST FLOOR

### LANDING

9' 3" x 3' 3" (2.82m x 1.00m)

### BEDROOM

13' 1" x 10' 3" (3.99m x 3.13m)

### EN-SUITE

7' 2" x 6' 5" (2.18m x 1.96m)

### BEDROOM

12' 6" x 10' 9" (3.82m x 3.27m)

### BEDROOM

10' 0" x 7' 5" (3.04m x 2.27m)

### BATHROOM

12' 1" x 6' 7" (3.68m x 2.00m)



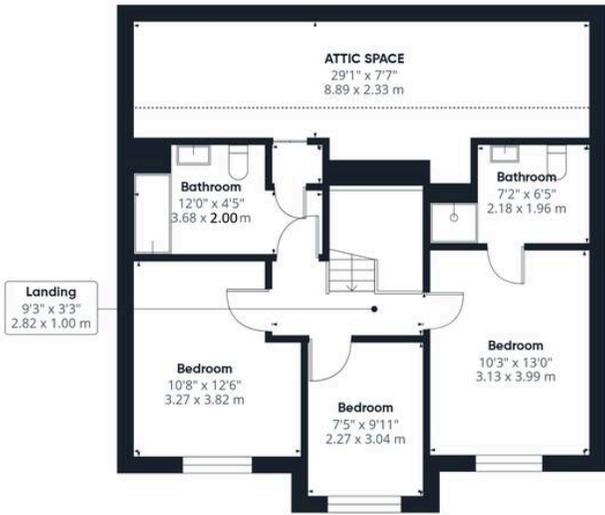








Ground Floor



Floor 1

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

1524 ft<sup>2</sup>  
141.5 m<sup>2</sup>

**Reduced headroom**

162 ft<sup>2</sup>  
15.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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