



18 Marble Crescent, Kendal
£560,000



18 Marble Crescent

Kendal

A beautiful detached family home situated on a development on the outskirts of the market town of Kendal. The property has great access to the town centre and all its amenities, road links to the Lake District National Park and the M6 Motorway.

Nestled in a residential area, this stunning 4-bedroom detached house is the epitome of family living. The charming sitting room welcomes you with its views out to the front, while the beautiful modern kitchen diner, complete with integrated appliances and ample storage and worktop surfaces, provides seamless access to the utility room and rear garden. The ground floor also comprises a cloakroom as well.

Upstairs, four excellent double bedrooms await, with the main bedroom boasting an en-suite bathroom. A four-piece suite bathroom in white graces the first floor which compliments the other bedrooms.

Step outside to discover the well-kept gardens both to the front and rear. The fully enclosed rear garden beckons you with its lush lawn, inviting patio seating area, and delicately planted beds. The rear garden is fully enclosed by tall fencing which adds great privacy to the garden. The front garden showcases a picturesque rockery feature to the right of the driveway, adorned with gravel, shrubs, and established plants and hedges. To the left of the driveway, an additional feature area captivates with a raised flower bed at its centre, encircled by gravel and beautifully landscaped planted beds. The property boasts garage parking for one vehicle, along with driveway parking for two vehicles, ensuring that both convenience and elegance are seamlessly woven into this idyllic family abode.

- Stunning detached family home in a quiet residential area
- Easy access to the market town of Kendal
- Charming sitting room with views out to the front
- Road links to the M6 Motorway and the Lake District National Park
- Beautiful modern kitchen dinner with integrated appliances with access to the utility room and garden
- A great home for a growing family
- Four doubles bedrooms with the main bedroom having an en-suite bathroom
- Gardens to both the front and rear
- Four piece suite bathroom in white on the first floor and a cloakroom on the ground floor
- Garage and driveway parking

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 B

SERVICES

Mains electric, mains gas, mains drainage, mains water

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From Kendal Town Hall head up Beast Banks Road and carry on as it merges into Greenside Road. Follow Greenside Road and take the left into Marble Crescent just as the road changes into Underbarrow Road. Follow the road round and you can find number 18 on the right.

WHAT3WORDS: ///cheeks.afford.salad





GROUND FLOOR

ENTRANCE HALL

8' 9" x 5' 11" (2.67m x 1.80m)

SITTING ROOM

14' 10" x 13' 7" (4.52m x 4.14m)

KITCHEN DINER

22' 9" x 21' 2" (6.94m x 6.44m)

UTILITY ROOM

7' 1" x 6' 7" (2.17m x 2.00m)

CLOAKROOM

5' 11" x 4' 9" (1.80m x 1.45m)

FIRST FLOOR

LANDING

23' 0" x 4' 11" (7.00m x 1.50m)

BEDROOM

13' 7" x 12' 2" (4.14m x 3.70m)

EN-SUITE

7' 9" x 6' 11" (2.35m x 2.10m)

BEDROOM

13' 0" x 9' 0" (3.96m x 2.75m)

BEDROOM

11' 6" x 11' 6" (3.51m x 3.50m)

BEDROOM

11' 6" x 9' 1" (3.50m x 2.76m)

BATHROOM

8' 11" x 7' 7" (2.72m x 2.30m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

1565 ft²

145.3 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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