



1 Castle Drive, Kendal



1 Castle Drive

Kendal

An appealing well proportioned semi detached house with lovely views from the front and the rear situated in a popular residential area with views of Kendal Castle. The property is within walking distance of the local convenience store and is conveniently placed for the many amenities available both in and around Kendal's market town. The location offers easy access to the mainline railway station at Oxenholme and is within easy reach of the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises entrance hall, sitting room, kitchen with breakfast bar, utility room and a cloakroom on the ground floor. The first floor offers three bedrooms and a bathroom. The second floor offers a bedroom and a bathroom. The property benefits from double glazing and gas central heating.

Outside offers a garden to the front of the house and a fabulous private garden to the rear. On street parking available as well.

Castle Drive also benefits from being on a local bus route with the bus stops being just a short distance from the property.

GROUND FLOOR

SITTING ROOM

15' 1" x 13' 12" (4.6m x 4.26m)

Both max. Two double glazed windows, radiator, multi fuel stove, built in cupboard, wood flooring.

DINING KITCHEN

18' 7" x 8' 12" (5.66m x 2.74m)

Both max. Double glazed French doors, double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, integrated appliances including dishwasher and fridge freezer, tiled splashback, breakfast bar, built in cupboard with plumbing for washing machine, recessed spotlights, tiled flooring.

UTILITY ROOM

5' 6" x 2' 6" (1.67m x 0.76m)

Both max. Double glazed window, wash hand basin, plumbing for washer dryer, tiled flooring.

CLOAKROOM

5' 1" x 3' 11" (1.56m x 1.19m)

Both max. Double glazed window, radiator, W.C., tiled flooring.

HALLWAY

4' 6" x 3' 3" (1.36m x 0.99m)

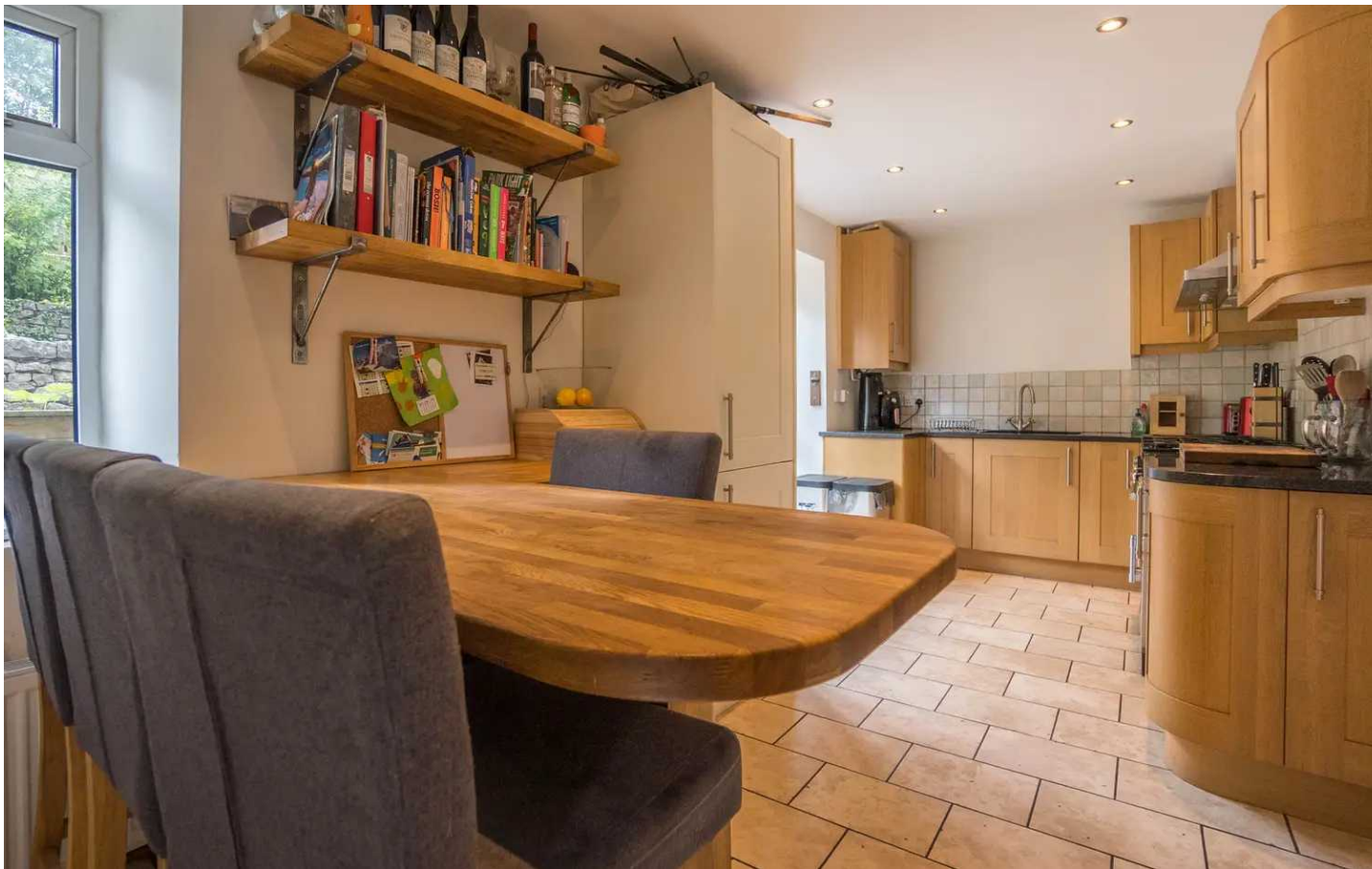
Both max. Double glazed door, tiled flooring.

ENTRANCE HALL

7' 5" x 6' 11" (2.27m x 2.1m)

Both max. Double glazed door, radiator, built in cupboard.





FIRST FLOOR

BEDROOM

12' 1" x 10' 8" (3.68m x 3.25m)

Both max. Double glazed window, radiator.

BEDROOM

10' 6" x 8' 8" (3.19m x 2.65m)

Both max. Double glazed window, radiator, wood flooring.

BEDROOM

10' 10" x 8' 9" (3.3m x 2.67m)

Both max. Double glazed window, radiator.

BATHROOM

8' 9" x 6' 1" (2.66m x 1.86m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower fitment over, partial panelled walls, wood flooring.

HALLWAY

3' 5" x 3' 2" (1.03m x 0.97m)

Both max. Recessed spotlights.

LANDING

7' 6" x 5' 4" (2.28m x 1.62m)

Both max. Double glazed window, built in cupboard, recessed spotlights.

SECOND FLOOR

BEDROOM

15' 8" x 15' 7" (4.77m x 4.74m)

Both max. Double glazed window, radiator, recessed spotlights, stone features.

EN-SUITE

10' 2" x 7' 9" (3.09m x 2.35m)

Both max. Double glazed roof window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, partial tiling to walls, recessed spotlights, tiled flooring.





OUTSIDE

An enclosed rear garden on three different levels with views out towards the castle. featuring a pond, decking, established trees and hedges and a generous sized shed. To the front is a gravelled area.

ALLOCATED PARKING

Street parking.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

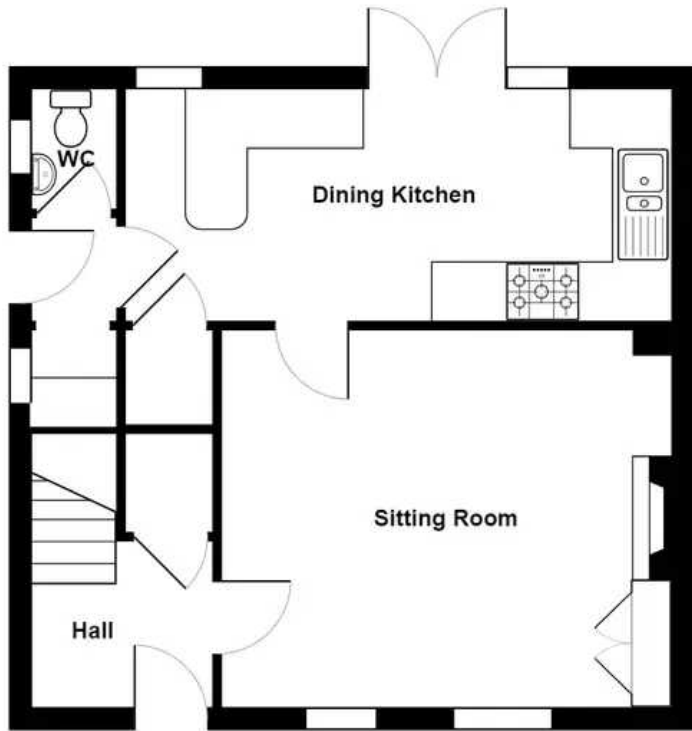
TENURE: FREEHOLD

DIRECTIONS

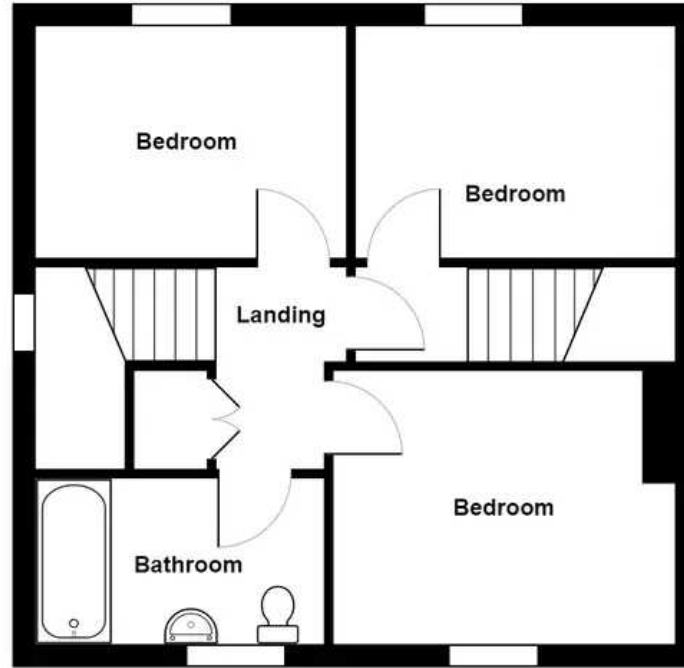
From the Kendal office take a right onto Sandes Ave and carry straight on down the road and around onto Wildman Street. Take a right onto Castle street before the bridge, follow the road then take a right onto Castle Road. Follow the road until it merges to Castle grove where Number 1 Castle drive is opposite the y junction.

WHAT3WORDS: highs.ideas.drip





Ground Floor

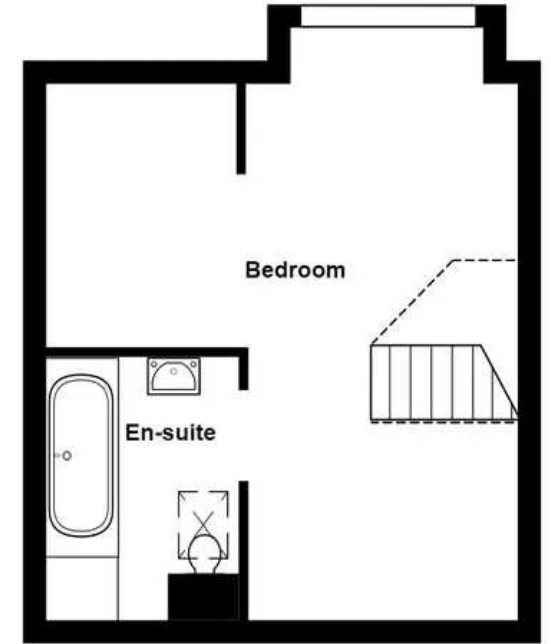


First Floor

1 Castle Drive, Kendal

Total Area: 112.5 m² ... 1211 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Attic Room





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