



1 Carrock Close, Kendal  
£565,000







# 1 Carrock Close

Kendal

A spacious 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 and Asda supermarket. The property offers easy access to road links to the M6 and both the Lake District and Yorkshire Dales National Parks. The accommodation, is both well maintained and beautifully presented. The ground floor offers an entrance hall, a generous sitting room, kitchen diner with access to the garage, lounge, conservatory, utility room and a cloakroom. The first floor has five bedrooms, with one being en suite, and a family bathroom. The property benefits from double glazing and gas central heating throughout. Outside there is driveway parking to the front of the garage and a generous gardens to the front and rear.



- Detached property
- Utility room
- Sitting room and lounge
- Double glazing and gas central heating
- Kitchen diner
- Generous gardens to front and rear
- Five bedrooms
- Popular residential area
- Bathroom, en-suite and cloakroom
- Double garage and driveway parking



## GROUND FLOOR

### ENTRANCE HALL

15' 6" x 6' 4" (4.72m x 1.94m)

Both max. Double glazed door, double glazed window, radiator, understairs storage.

### SITTING ROOM

16' 6" x 12' 1" (5.02m x 3.69m)

Both max. Double glazed window, radiator, living gas flame fireplace.

### KITCHEN DINER

20' 8" x 13' 10" (6.29m x 4.22m)

Both max. Two double glazed windows, two radiators, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, integrated fridge freezer, integrated dishwasher, tiled splashback, internal door to garage.

### LOUNGE

10' 11" x 10' 6" (3.32m x 3.21m)

Both max. Double glazed sliding door to conservatory, double glazed window, radiator.

### CONSERVATORY

9' 3" x 8' 8" (2.81m x 2.65m)

Both max. Double glazed door, double glazed windows, tiled flooring.

### UTILITY ROOM

7' 9" x 6' 5" (2.37m x 1.96m)

Both max. Double glazed door, radiator, base units, stainless steel sink, plumbing for washing machine.

### CLOAKROOM

6' 5" x 3' 2" (1.96m x 0.96m)

Both max. Radiator, W.C. wash hand basin, extractor fan.





## FIRST FLOOR

### BEDROOM

19' 1" x 13' 5" (5.82m x 4.08m)

Both max. Two double glazed windows, two radiators, built in wardrobe.

### EN-SUITE

8' 6" x 4' 8" (2.60m x 1.43m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

### BEDROOM

19' 0" x 13' 7" (5.78m x 4.14m)

Both max. Two double glazed windows, two radiators.

### BEDROOM

11' 9" x 8' 11" (3.59m x 2.72m)

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

### BEDROOM

11' 4" x 11' 2" (3.46m x 3.41m)

Both max. Double glazed window, radiator.

### BEDROOM

8' 11" x 8' 2" (2.73m x 2.48m)

Both max. Double glazed window, radiator.

### BATHROOM

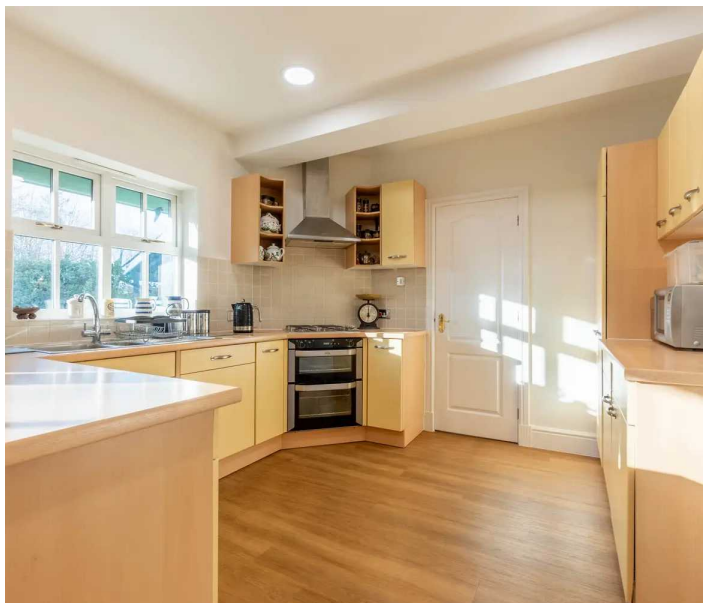
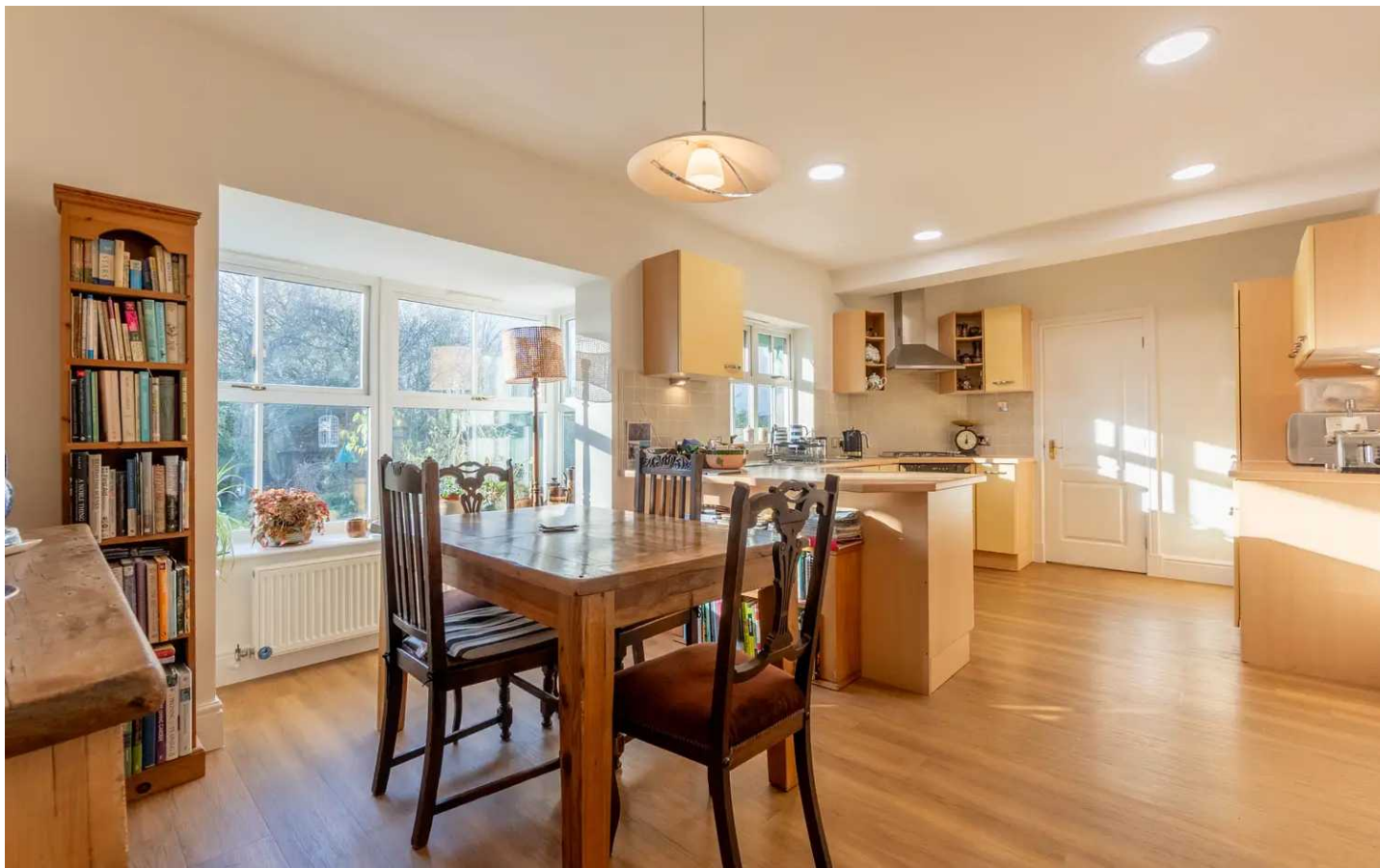
8' 5" x 7' 9" (2.56m x 2.36m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin and bath, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan.

### LANDING

15' 10" x 6' 2" (4.82m x 1.88m)

Both max. Radiator, loft access, built in cupboard housing hot water cylinder.









## OUTSIDE

An enclosed garden to the rear with many features including patio seating areas for garden furniture, space for planting of fruit and veg, a small rockery pond and a shed to the rear of the garden. To the front are well established trees and hedges with two separate lawns on either side of the driveway.

## GARAGE

18'89" x 17' 32" (5.76m x 5.28m) Double electric up and over garage door, gas combi boiler, light and power.

## 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 1 is located on the corner on the left hand side.

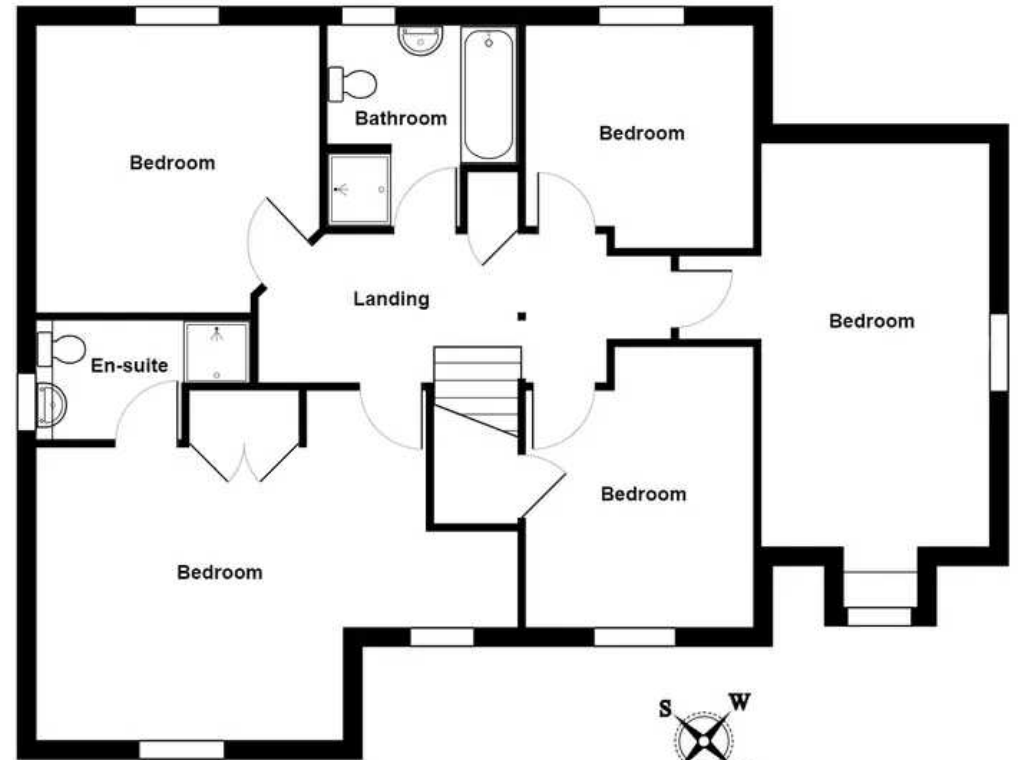
**WHAT3WORDS:** tides.windy.crust







Ground Floor



First Floor



1 Carrock Close, Kendal

Total Area: 190.5 m<sup>2</sup> ... 2050 ft<sup>2</sup>

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