



10 Carrock Close, Kendal
£575,000



10 Carrock Close

Kendal

This well presented detached family home nestled in a desirable cul-de-sac is a true gem. Located in this well regarded residential area in the market town of Kendal town centre being convenient for all the local amenities both in and around the market town and within easy reach of the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

Upon entering, you will find yourself in the entrance hall which give access to the warm and inviting sitting room featuring Karndean flooring and gas fire which creates a cosy atmosphere that is perfect for relaxing evenings. Carrying on through to the recently fitted kitchen diner with granite worktops and breakfast bar, electric oven and grill, induction hob and dishwasher which provides the ideal space for family meals and entertaining guests, with garden views. There is a versatile second reception room with French doors leading on to the garden room which has underfloor heating. Completing the ground floor is a well fitted utility room with granite worktops and integrated fridge freezer and washing machine and a downstairs W.C.

Upstairs, the property offers five generously sized bedrooms, one currently utilised as a home office, and the main bedroom having an en-suite shower room with underfloor heating. There is ample space for the entire family and the four piece house bathroom is fully tiled with underfloor heating, recessed spotlights and comprises W.C. wash hand basin, whirlpool bath and a shower cubicle.

Practical features such as gas central heating and double glazing throughout ensure comfort all year round. With great proportions, well-presented accommodation, and meticulous maintenance, this property is a true standout, this home is ready to welcome its next fortunate residents into a haven of modern elegance and timeless appeal and is offered for sale chain free.

The outdoor space of this residence is equally impressive, with a south-facing garden that is very private with lawn, a paved patio, and meticulously maintained planting, the garden is a sanctuary for outdoor enjoyment. A double garage with electric doors and three off-road parking spaces offer ample storage and convenience for vehicles and belongings. The gas central heating boiler, storage units, sink, light, and power within the garage further enhance the functionality of this space.

- Detached family home in a cul-de-sac position
- Modern four piece bathroom with whirlpool bath
- Five bedrooms one with en suite shower room
- Recently fitted kitchen with granite worktops and dining area
- Sitting room, snug and conservatory
- Double garage with electric doors, three off road parking spaces
- South facing garden with lawn, paved patio and established planting
- Gas central heating and double glazing throughout
- Great proportioned accommodation that is well presented and maintained
- Utility room with granite worktop and downstairs cloakroom

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 then bear to the right and number 10 is located on the left hand side.

WHAT3WORDS:chain.plenty.audio





HALLWAY

14' 10" x 6' 3" (4.51m x 1.91m)

SITTING ROOM

16' 5" x 12' 2" (5.01m x 3.71m)

SNUG

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

GARDEN ROOM

13' 9" x 11' 3" (4.20m x 3.42m)

KITCHEN DINER

20' 7" x 10' 8" (6.27m x 3.25m)

UTILITY ROOM

7' 2" x 6' 5" (2.19m x 1.96m)

CLOAKROOM

6' 6" x 3' 3" (1.98m x 0.99m)

LANDING

16' 4" x 5' 5" (4.97m x 1.66m)



LANDING

16' 4" x 5' 5" (4.97m x 1.66m)

PRINCIPAL BEDROOM

15' 3" x 12' 2" (4.66m x 3.72m)

EN SUITE

7' 9" x 4' 8" (2.37m x 1.43m)

BEDROOM

11' 2" x 10' 11" (3.41m x 3.33m)

BEDROOM

11' 2" x 9' 2" (3.41m x 2.79m)

BEDROOM

15' 10" x 9' 0" (4.83m x 2.75m)

BEDROOM/OFFICE

8' 10" x 8' 1" (2.70m x 2.47m)

BATHROOM

8' 4" x 7' 10" (2.55m x 2.40m)

DOUBLE GARAGE

5.75m x 5.17m (18' 10" x 17' 0")

Two electric up and over doors, gas central heating boiler, storage units, sink, light and power.

PARKING

Off road parking for three vehicles

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

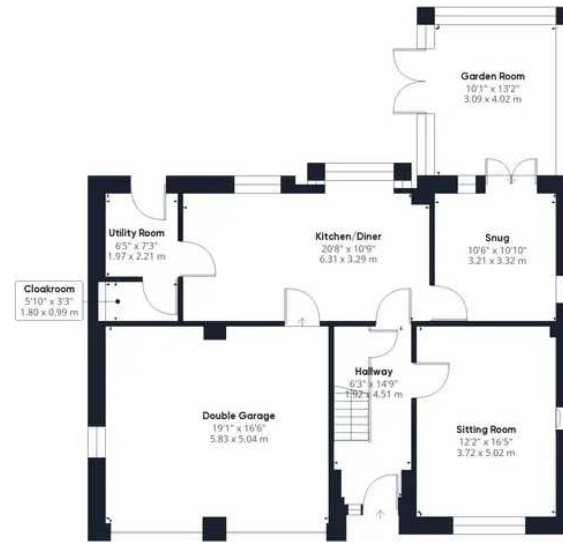
EPC Environmental Impact Rating: D

Services: Mains gas, electric, water and drains









Ground Floor



Floor 1


Approximate total area⁽¹⁾

2039.85 ft²
189.51 m²

Reduced headroom

18.35 ft²
1.7 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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