



4 High Cragg Close, Kendal  
£300,000







## 4 High Cragg Close

Kendal

Positioned within a quiet cul-de-sac position is this modern semi-detached house, being a true gem offering a harmonious blend of contemporary comfort and functional design. The property is conveniently placed for the market towns amenities together with Oxenholme West Coast main line railway station and the Lake District National Park and links to the M6 are within easy reach.

Upon entering, one is greeted by a light-filled hallway which leads to the cosy sitting room with built-in alcove cupboards, setting the tone for the elegance that flows throughout the property. The heart of the home lies in the stunning kitchen diner, seamlessly connecting indoor and outdoor living with its door opening to the immaculate, low maintenance landscaped garden. The beauty of this property extends to the three bedrooms, one of which features built-in storage, while the white family bathroom, modern en suite shower room, and convenient downstairs cloakroom cater to every modern need. Additional features include a garage equipped with light and power, along with off-road parking for three vehicles, making this residence both practical and luxurious.

This property not only provides easy access to the town's facilities but also offers a gateway to effortless living with its gas central heating and double glazing. Don't miss the opportunity to make this exquisite property your own, where modern living meets peaceful surroundings in a truly desirable setting.

- Modern semi detached house situated on a quiet cul-de-sac
- Three bedrooms, one with built in storage
- Fabulous sitting room with gas stove and built in alcove cupboards
- Stunning kitchen diner opening to the garden
- White family bathroom, modern en suite shower room and downstairs cloakroom.
- Immaculate, low maintenance landscaped garden
- Garage with light and power and off road parking for three vehicles
- Popular location close to schools and train station
- Good access to Oxenholme train station and the towns facilities
- Gas central heating and double glazing

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

SERVICES Mains electric, gas, water and drainage.

COUNCIL TAX BAND C

EPC RATING C

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 around to the right and number 4 is located on the left.

WHAT3WORDS minimums.swimsuits.shameless







**HALLWAY**

8' 8" x 4' 11" (2.65m x 1.51m)

**SITTING ROOM**

13' 3" x 12' 11" (4.03m x 3.94m)

**KITCHEN DINER**

18' 6" x 10' 6" (5.65m x 3.19m)

**CLOAKROOM**

6' 1" x 3' 0" (1.86m x 0.91m)

**LANDING**

10' 8" x 3' 1" (3.26m x 0.93m)

**BEDROOM**

12' 2" x 10' 6" (3.72m x 3.20m)

**EN SUITE**

6' 2" x 4' 4" (1.88m x 1.31m)

**BEDROOM**

10' 6" x 9' 3" (3.21m x 2.82m)

**BEDROOM**

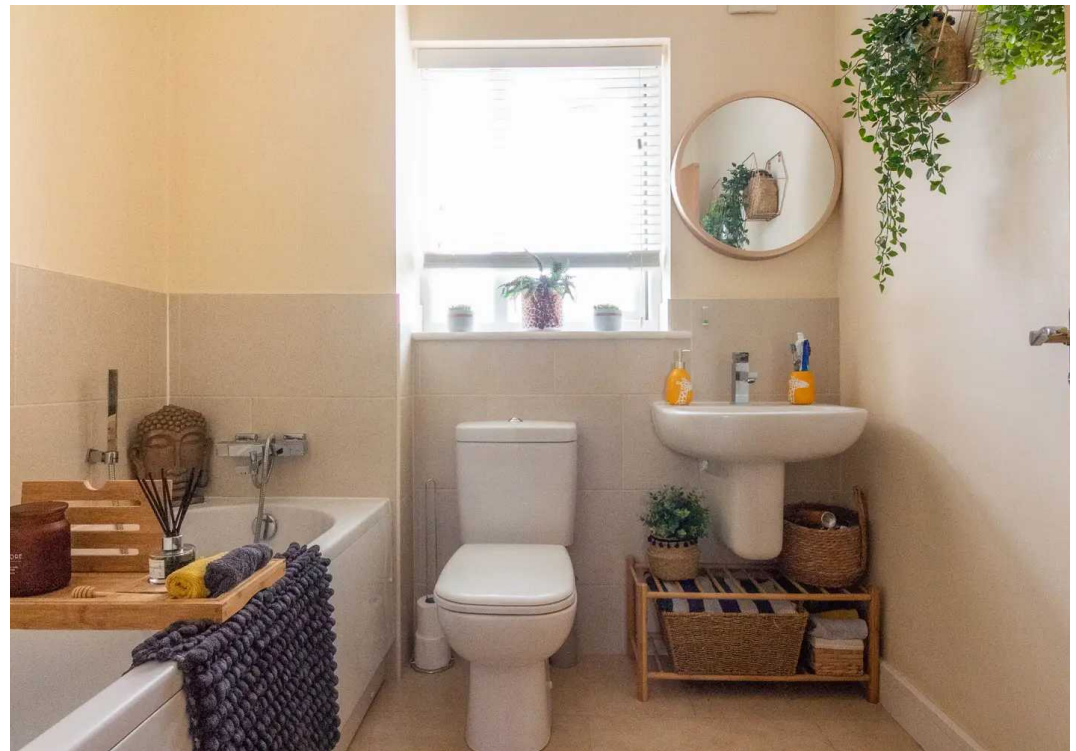
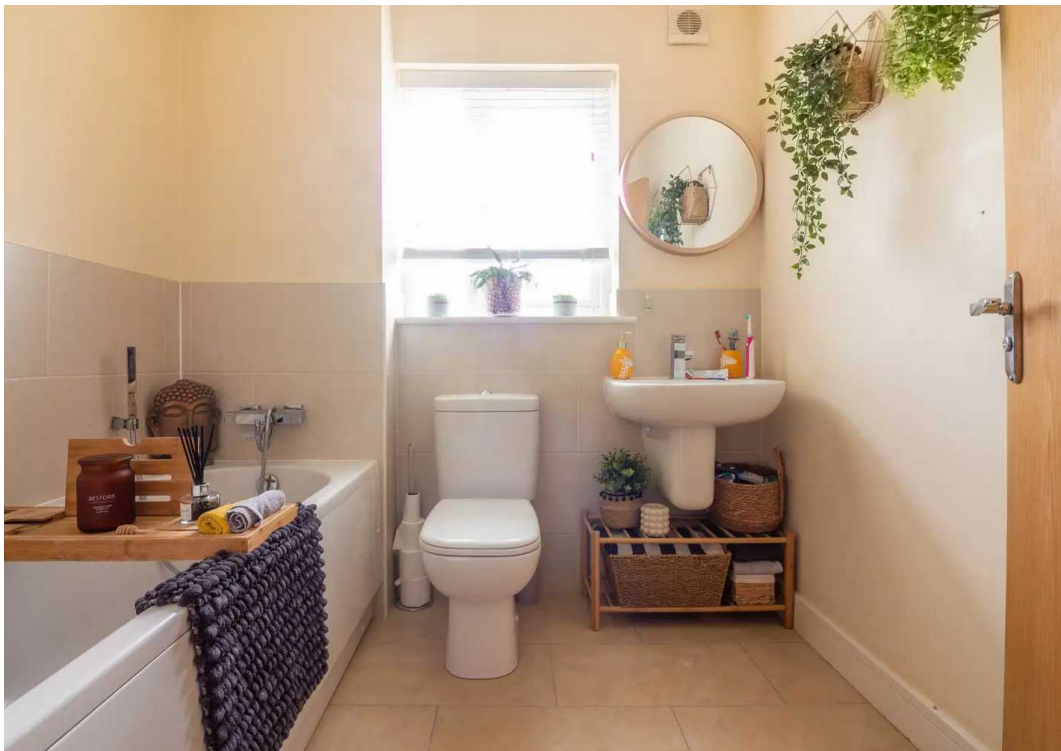
9' 3" x 7' 7" (2.82m x 2.32m)

**BATHROOM**

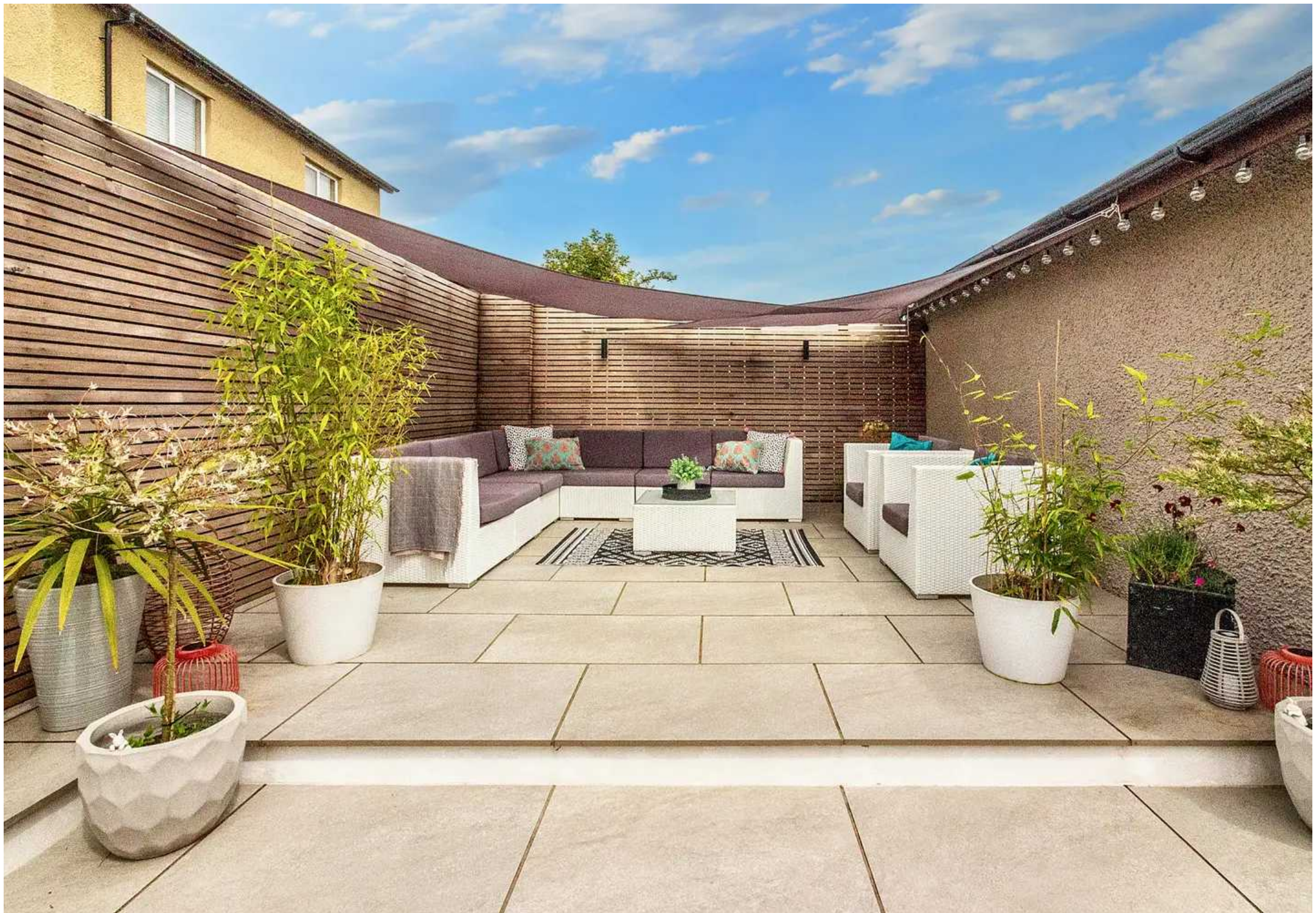
7' 1" x 6' 2" (2.15m x 1.87m)



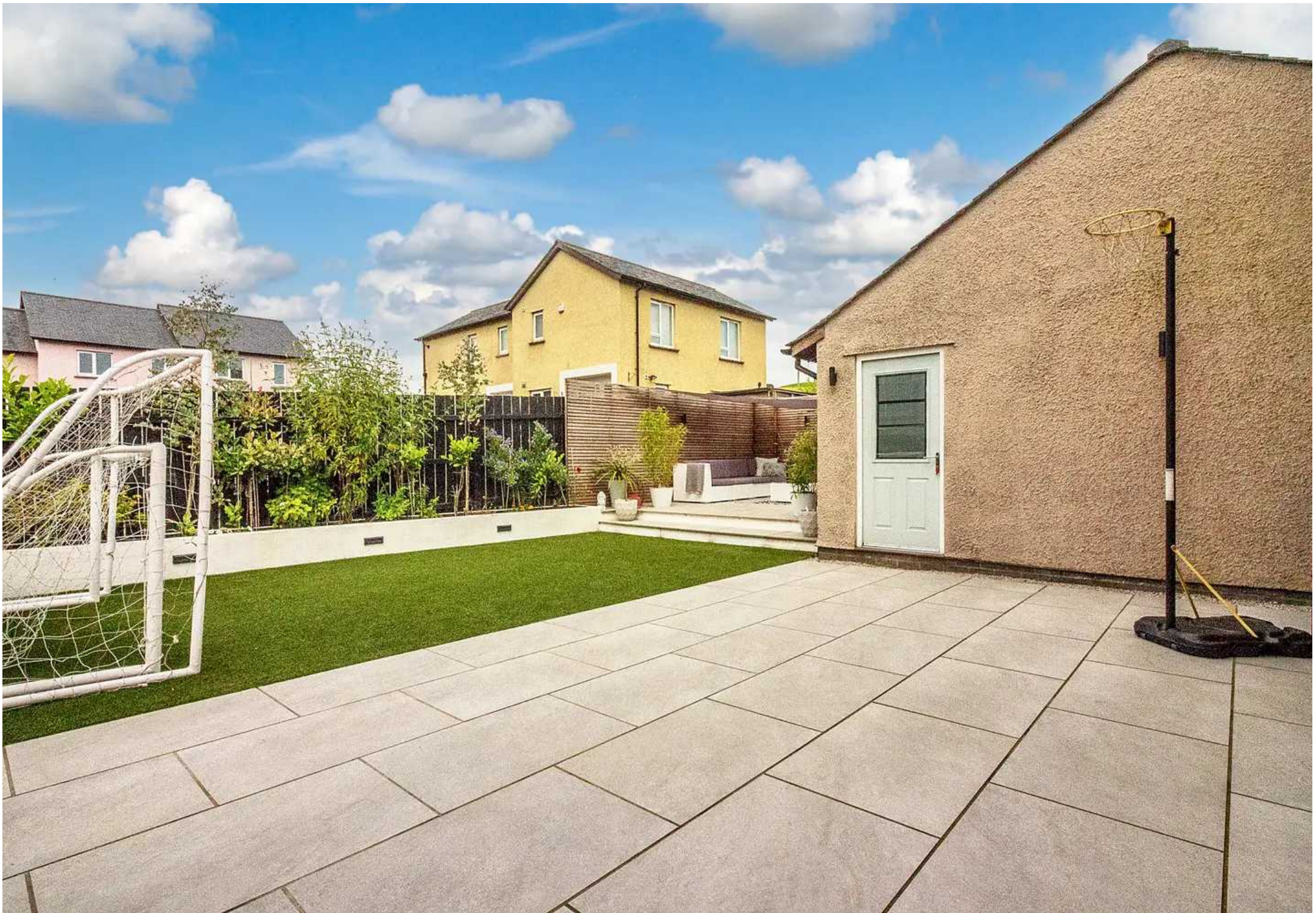




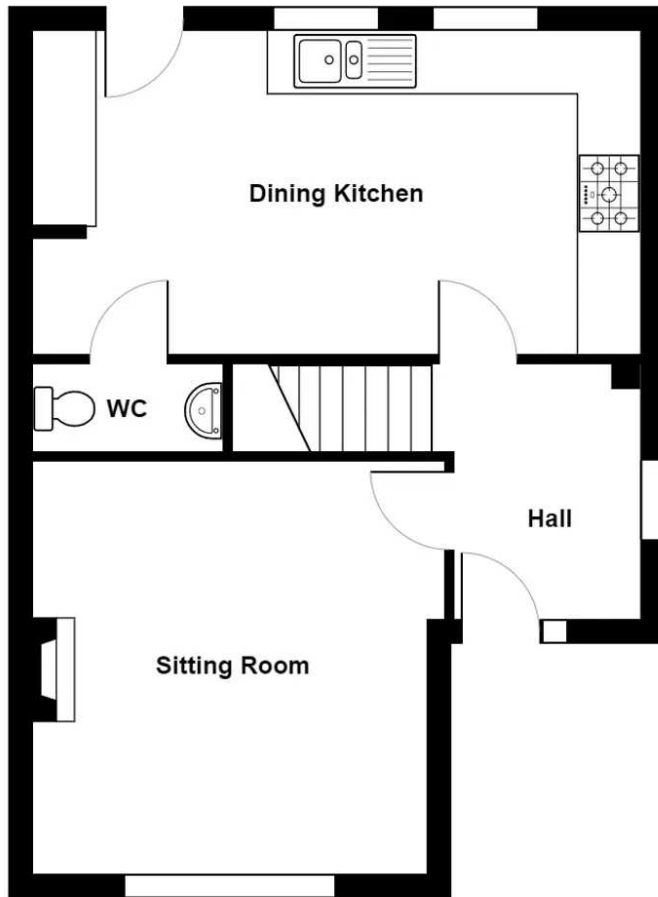




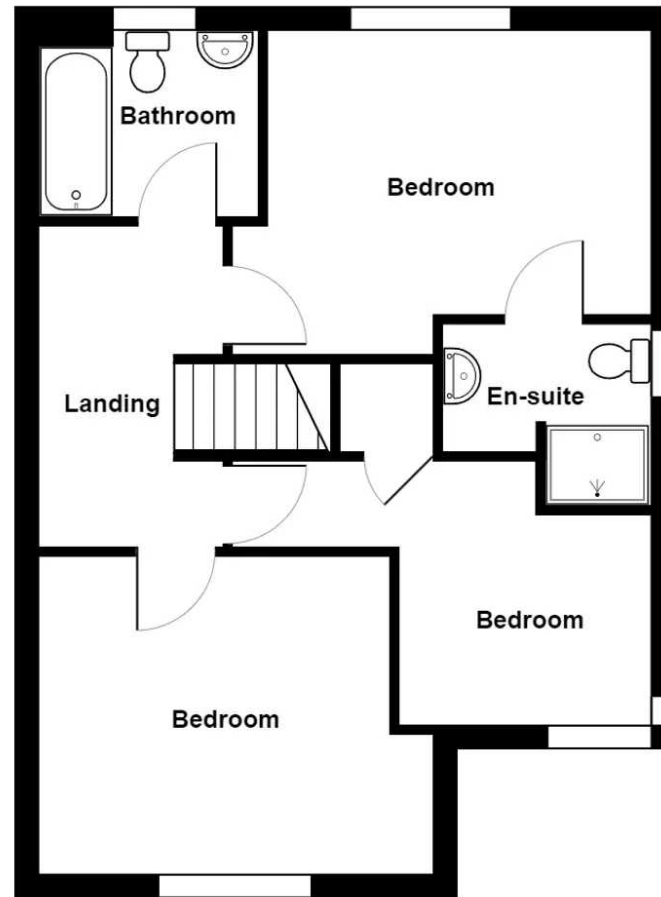








**Ground Floor**



**First Floor**

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Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>

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