



## Kendal

£400,000

8 Silver Howe Close, Kendal, Cumbria, LA9 7NW

Set in an elevated location, this beautifully presented family home boasts panoramic views, offering breathtaking sights across the town towards Scout Scar and the Lakeland fells. Upgraded and modernised throughout, the accommodation includes a large contemporary dining kitchen perfect for family gatherings, a living room and three well-sized bedrooms. The main bedroom features a large four-piece ensuite bathroom, while the second and third bedrooms are both doubles and a stylish family bathroom completes the interior.

Outside, there is an integral garage, off-road parking and low-maintenance front and rear gardens. Situated in a popular residential area, the home is conveniently close to local amenities, ensuring everyday needs are easily met. With its thoughtful upgrades and stylish finishes, this property is move-in ready. Early viewing is highly recommended to truly appreciate the quality and location of this exceptional family home. Don't miss the chance to make it yours.

### Quick Overview

- Modern semi-detached bungalow
- High standard of finish
- Large dining kitchen & living room
- Three double bedrooms
- House bathroom & four piece en suite bathroom
- Integral garage & off road parking
- Easy to manage gardens
- Convenient location
- Early viewing recommended
- Openreach & Fibribus broadband available



Property Reference: K6924



Entrance Hall



Kitchen



Living Room

**Property Overview:** Silver Howe Close, located on the south side of Kendal, is a delightful residential area known for its tranquil environment and scenic views. This highly desirable neighbourhood provides easy access to local amenities, schools, and parks, making it perfect for both families and professionals. Furthermore, the nearby Oxenholme railway station ensures excellent connectivity, simplifying commuting to London (Euston) and Glasgow and travel.

As you step into the large entrance porch, the meticulous attention to detail becomes immediately apparent. Parquet effect Karndean flooring flows seamlessly into the dining kitchen, setting a tone of elegance and quality. The porch is thoughtfully designed with practical features including a coat hook, a built-in bench with shoe storage and a window that invites natural light, creating a welcoming space.

Step into the modern dining kitchen, with a window to the front which offers the breathtaking views. This space is designed to impress and inspire, fitted with a range of contemporary soft-close wall and base units, this kitchen boasts complementary Quartz work surfaces with an inset sink. The impressive breakfast island, which also offers ample storage, features an induction hob with an extractor fan overhead. A range of integrated appliances including an oven, microwave oven, dishwasher, washing machine and fridge freezer. The built-in sound system adds a touch of modern luxury, allowing you to enjoy your favourite music while cooking or entertaining.

Into the spacious living room, where a large picture window frames stunning, far-reaching views. The room's feature fireplace, complete with an electric coal effect fire, adds a touch of warmth and elegance, making it the perfect space to relax and unwind.

Bedroom One is a generously sized double room with a pleasant rear aspect. It also benefits from a convenient walk-in wardrobe. The en-suite bathroom is beautifully designed with attractive tiled walls and a tiled floor. It boasts a luxurious four-piece suite, including a bath with a wall-mounted TV screen, a large walk-in shower cubicle, double wash hand basins, and a WC. Additional features include a wall-mounted storage cupboard and a window.

Both Bedroom two and Bedroom three are well-proportioned double rooms, each offering a pleasant aspect to the rear.

Completing the interior is the house bathroom, which also features attractive tiled walls and a tiled floor, heated towel rail and window. The three-piece suite includes; a bath, a wash hand basin and a WC.

Heading to the outside of the property, the front features a flagged area with a glass-fronted balcony and a planted border along the roadside. A tarmac driveway leads to the front of the





Living Room



Dining Kitchen



Ensuite Bathroom



Bedroom Two



Bedroom Three



Bathroom

garage, providing off road parking. A path to the side of the property guides you to the rear, where a tiered garden awaits. The lower tier is fully flagged, while the top tier features an artificial lawn and a raised flagstone patio area in the left-hand corner, perfect for relaxation and entertaining.

Accommodation with approximate dimensions:

Entrance Porch

Dining Kitchen

17' 4" x 15' 3" (5.29m x 4.65m)

Living Room

16' 9" x 12' 5" (5.13m x 3.81m)

Bedroom One

16' 2" x 8' 11" (4.93m x 2.73m)

Ensuite Bathroom

Bedroom Two

12' 9" x 10' 0" (3.91m x 3.05m)

Bedroom Three

9' 10" x 9' 8" (3.02m x 2.97m)

Bathroom

Integral Garage with electric roller door, power and light and door leads to the side of the property.

Parking Off road parking

Services: Mains gas, mains water, mains electricity and mains drainage

Council Tax: Westmorland & Furness Council - Band C

What3Words Location & Directions:

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Take the Burton Road out of Kendal proceed past The Kendal Leisure Centre and on reaching the traffic lights take the first left turning onto Heron Hill, turn first right onto Esthwaite Avenue continue up the hill and then take the turning left onto Silver Howe Close. Continue along the road, and number 8 is located halfway down on the right-hand side.

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.





Bedroom One



Ensuite bathroom





Rear Garden



Views



Rear garden

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Thought From The Owners:** "Lovely quiet street, with fantastic neighbours both sides, amazing sunset views across the golf course. Perfect family home or ideal for individuals or couples. Located on a sought after street".

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## Meet the Team

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# Silver Howe Close, Kendal, LA9

Approximate Area = 1156 sq ft / 107.4 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 1271 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1179713

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