



2 Chalk Grove, Kendal  
£699,950



## 2 Chalk Grove

### Kendal

A well presented detached family home situated on a development on the outskirts of the market town of Kendal. The property has great access to the town centre and all its amenities, road links to the Lake District National Park and the M6 Motorway. This exceptional detached family home, situated in a serene residential area, offers the perfect blend of modern living and comfort. Benefiting from double glazing and gas central heating throughout, this property boasts a spacious sitting room with views to the front and a magnificent kitchen diner with modern integrated appliances, providing ample space for dining and relaxation. The property features five bedrooms, two of which have en-suite bathrooms, as well as a family bathroom and a downstairs toilet. The contemporary design and modern features create an inviting atmosphere, making this home the ideal choice for families looking for tranquillity and convenience. Step outside and discover the true beauty of this property with its stunning gardens at both the front and rear. The fully enclosed rear garden has been thoughtfully designed, featuring a mix of patio seating, ideal for entertaining, as well as ample space for garden furniture, planters, gravel beds, a herb garden, and even a vegetable patch for those with green thumbs. A shed is located to the left, providing additional storage space. Enjoy the sun all day long in this private oasis, creating the perfect setting for relaxing or hosting gatherings. The front of the property also presents a charming scene, with a gravelled feature to the left of the driveway and a neatly trimmed hedge along the outer edge, enhancing its kerb appeal. Additionally, a garage and driveway parking add further practicality to this already impressive residence. With its meticulously landscaped outdoor spaces and well-appointed interior, this property truly offers a complete package for those seeking a harmonious blend of comfort and style.

- Detached family home in a quiet residential area
- Double glazing and gas central heating throughout
- Sitting room with views out to the front
- Easy access to the market town of Kendal
- A fantastic kitchen diner with space for a dining table and a seating area
- Modern features throughout the property
- Five bedrooms with two having en-suite bathrooms
- Stunning gardens to both the front and rear
- One family bathroom, two en-suite bathrooms and a downstairs toilet
- Garage and driveway parking

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING B**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND F**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal Town Hall head up Beast Banks Road and carry on as it merges into Greenside Road. Follow Greenside Road and take the left into Marble Crescent just as the road changes into Underbarrow Road. Follow the road round and take the left onto Chalk Grove to find number 2 on the right.

**WHAT3WORDS:** twin.pinch.snack





## GROUND FLOOR

### ENTRANCE HALL

8' 8" x 5' 3" (2.63m x 1.59m)

### SITTING ROOM

18' 4" x 12' 8" (5.58m x 3.86m)

### KITCHEN DINER

36' 7" x 12' 2" (11.14m x 3.71m)

### INNER HALLWAY

8' 1" x 6' 2" (2.46m x 1.88m)

### UTILITY ROOM

8' 11" x 6' 2" (2.71m x 1.87m)

### DOWNSTAIRS TOILET

5' 11" x 4' 9" (1.80m x 1.44m)



## FIRST FLOOR

### LANDING

8' 5" x 3' 3" (2.56m x 0.98m)

### BEDROOM

15' 5" x 12' 8" (4.71m x 3.85m)

### EN-SUITE

8' 7" x 6' 6" (2.62m x 1.97m)

### BEDROOM

14' 6" x 10' 1" (4.43m x 3.07m)

### INNER HALLWAY

8' 5" x 3' 7" (2.56m x 1.09m)

### BEDROOM

13' 2" x 11' 3" (4.01m x 3.42m)

### EN-SUITE

8' 2" x 6' 3" (2.49m x 1.90m)

### BEDROOM

11' 7" x 9' 7" (3.52m x 2.91m)

### BEDROOM

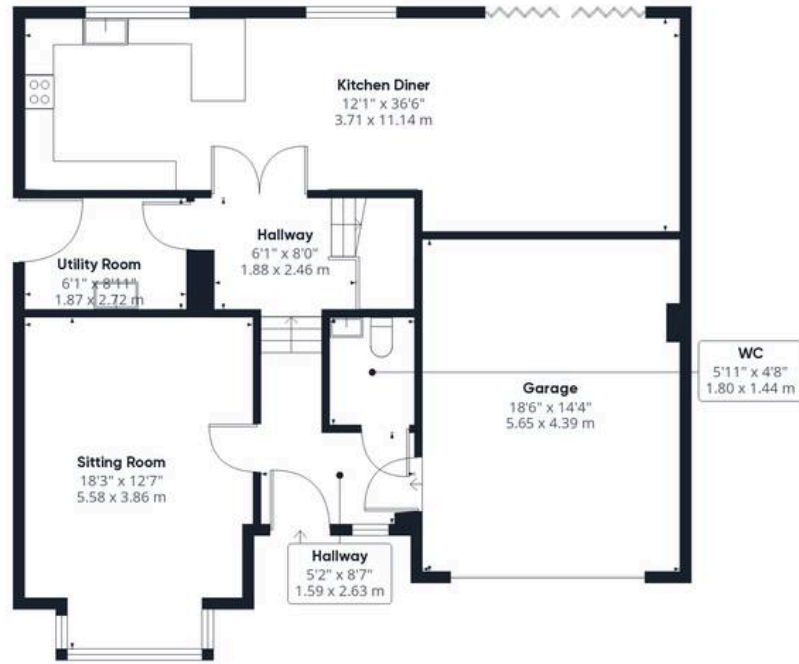
10' 11" x 5' 11" (3.34m x 1.81m)

### BATHROOM

8' 11" x 6' 3" (2.72m x 1.91m)





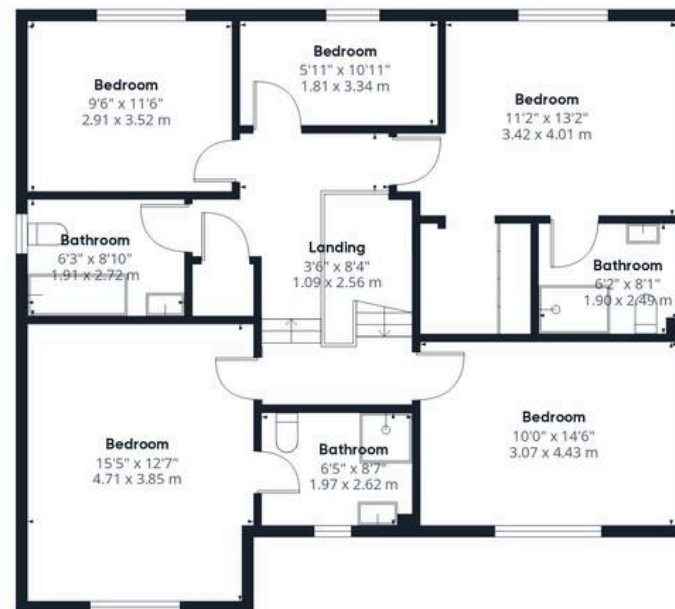


Ground Floor

Approximate total area<sup>(1)</sup>

2060.52 ft<sup>2</sup>

191.43 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.