



17 Castle Oval, Kendal
£425,000



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Situated in a sought after area of Kendal, this beautifully renovated and extended family home combines traditional charm with contemporary style. The property features attractive stone fronting to the lower level and cedar clad elevations to the first floor extension, giving a striking and modern appearance while blending seamlessly with the surroundings. The town offers a range of shops, cafes, and excellent schools. It is well connected with easy access to the M6 motorway and the Lake District, and the property is a short walk from Kendal Castle.

The entrance hall is welcoming and leads to a cosy sitting room with a wood burning stove. The open plan kitchen, dining, and living area features a vaulted ceiling, elegant panelling and bi fold doors that open onto the garden. There is a ground floor W.C., a practical laundry and boot room with direct access to the garden. The integral garage is floored and could be adapted as a playroom or home office or just more handy storage.

Upstairs there are four well proportioned bedrooms. The master bedroom includes a luxurious en-suite. There is also a contemporary family bathroom. High quality fixtures and finishes are evident throughout the home.

The front garden is lawned with driveway parking, while the rear garden has been thoughtfully landscaped with enhanced drainage. Cedar cladding complements the first floor extension. The outdoor space provides a versatile area for family life and entertaining.



- Stunning fully renovated semi detached home with exceptional attention to detail throughout
- Beautiful open plan kitchen, dining, and living space featuring a vaulted ceiling and elegant panelling on one wall
- Bi-fold doors seamlessly connect the interior to the rear garden and fill the kitchen with natural light
- Inviting sitting room with a charming wood burning stove, perfect for cosy evenings
- Four bedrooms, including a luxurious master bedroom with en-suite
- Contemporary family bathroom and convenient ground floor W.C.
- Practical laundry room and boot room with direct access to the garden
- Integral garage with quality flooring, offering potential for a playroom or home office or more storage
- Driveway parking and a neat, lawned front garden
- Rear garden thoughtfully landscaped with patio area

DIRECTIONS: From Parkside Road, turn into Castle Grove and continue along the road. Follow Castle Grove until you reach Castle Oval. Turn right into Castle Oval and number 17 can be found on the left-hand side. **WHAT3WORDS:**///lawn.leads.films

SERVICES: Mains electric, mains gas, mains water, mains drainage

EPC RATING: TBC

COUNCIL TAX BAND currently Band: C

TENURE: FREEHOLD

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ENTRY

4' 5" x 3' 6" (1.35m x 1.06m)

LIVING ROOM

14' 3" x 12' 4" (4.34m x 3.77m)

KITCHEN / DINING ROOM

21' 6" x 16' 1" (6.56m x 4.89m)

LAUNDRY ROOM

10' 7" x 9' 3" (3.23m x 2.83m)

WC

4' 9" x 4' 7" (1.46m x 1.40m)

GARAGE

12' 2" x 11' 9" (3.72m x 3.59m)

LANDING

BEDROOM

10' 9" x 9' 1" (3.28m x 2.77m)

BEDROOM

11' 4" x 11' 3" (3.46m x 3.43m)

BEDROOM

10' 2" x 9' 10" (3.11m x 3.00m)

BEDROOM

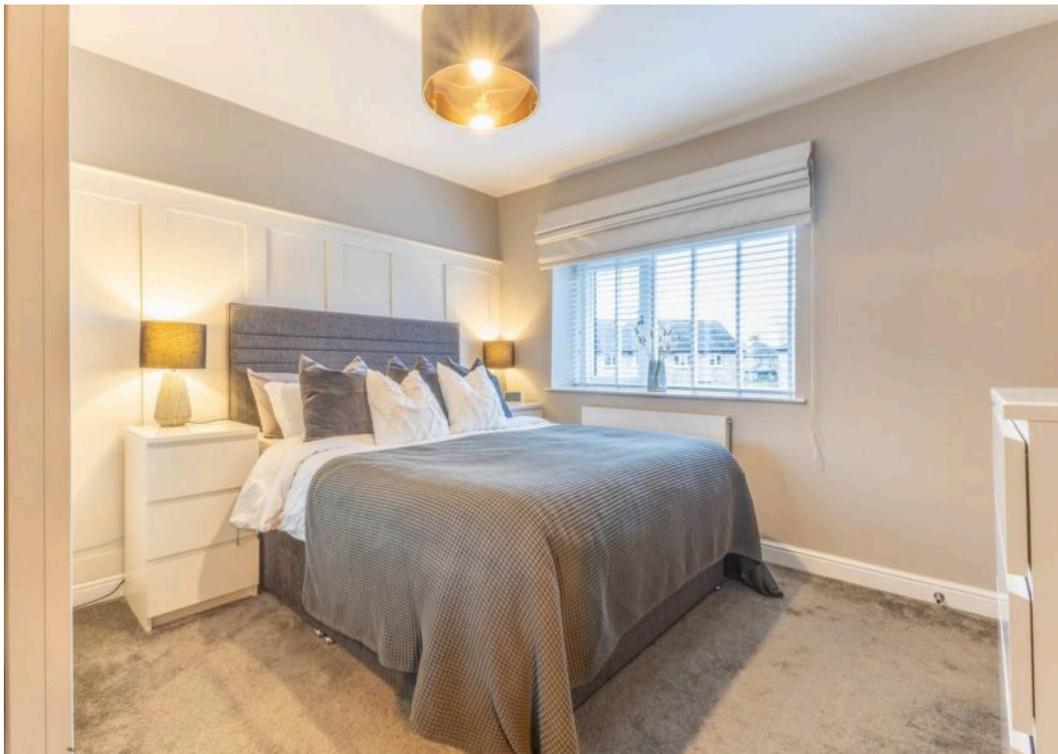
11' 11" x 6' 10" (3.62m x 2.09m)

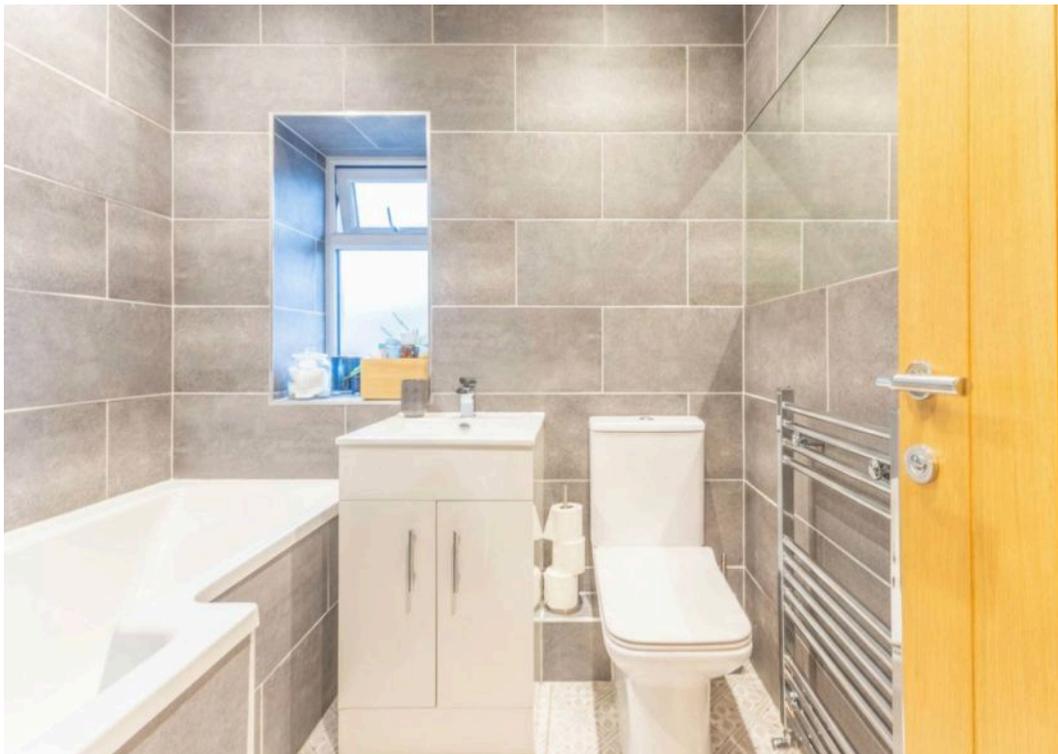
SHOWER ROOM

6' 2" x 5' 1" (1.89m x 1.54m)

BATHROOM



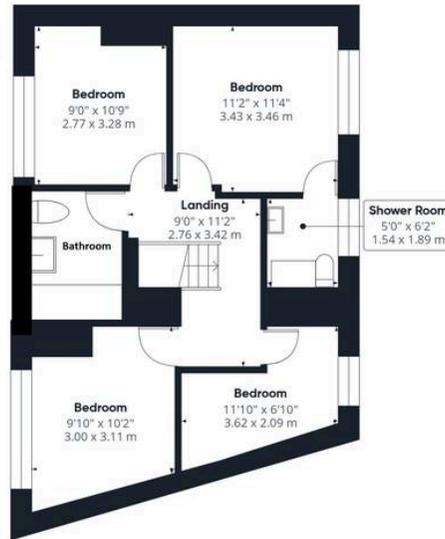








Ground Floor



Floor 1



Your Local Estate Agents **Thomson Hayton Winkley**

Approximate total area⁽¹⁾

1292 ft²
119.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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