



62 High Cragg Close, Kendal
£340,000



62 High Cragg Close

Kendal

A fabulous, well proportioned semi-detached family home pleasantly situated on a modern development within the market town of Kendal. Close to all local amenities, transport services and it has easy access to both the Lake District and Yorkshire Dales National Parks and road links to the M6.

A wonderful opportunity to acquire this charming semi-detached house located in a quiet residential area. Upon entering the property you will find the entrance hall which has internal access to the garage which has ample space for a vehicle. From the entrance hall head upstairs onto the first floor where the light and airy sitting room is located to the left which is the perfect spot for relaxing with the family, A kitchen diner to the right which has all the modern appliances and ample space for enjoying a family meal together. The kitchen also leads out to the rear garden. The first floor also offers a cloakroom which comprises a W.C., and wash hand basin. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months. The second floor boasts three double bedrooms, offering ample space for a growing family with the main bedroom having an en-suite bathroom comprising a W.C., wash hand basin and shower cubicle. The property also features a family bathroom on the second floor which comprises a W.C., wash hand basin and bath with a shower over for added convenience.

Outside, the property offers a well-maintained frontage with a block paved driveway capable of accommodating two vehicles. Gated access to the side of the property ensures privacy and security. The rear garden is a tranquil oasis, featuring a paved patio space ideal for outdoor entertaining and relaxation.

The level lawned area is bordered by shrubs, creating a green and inviting space for family enjoyment. Well-established hedges and a surrounding fence offer a sense of seclusion and privacy to the rear garden. Additionally, the garage is equipped with power, light, an electric up-and-over door, and plumbing for a washing machine, providing practicality and utility to the property. Don't miss the opportunity to make this lovely property your new family home.

- Semi-detached family home
- Double glazing throughout
- Light and airy sitting room
- Gas central heating
- Kitchen diner which leads to the garden
- Quiet residential area
- Three double bedrooms
- Garden to the rear
- Family bathroom, en-suite and toilet
- Garage and driveway parking

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

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, bear right and proceed towards the end of the close to find number 62 clearly marked on the left.

WHAT3WORDS: exploring.slate.openings





GROUND FLOOR

ENTRANCE HALL

6' 2" x 5' 0" (1.89m x 1.53m)

FIRST FLOOR

LANDING

5' 10" x 5' 3" (1.77m x 1.60m)

SITTING ROOM

17' 5" x 13' 9" (5.31m x 4.19m)

KITCHEN DINER

17' 5" x 8' 8" (5.31m x 2.64m)

TOILET

5' 9" x 3' 11" (1.74m x 1.19m)

SECOND FLOOR

LANDING

5' 7" x 5' 6" (1.69m x 1.68m)

BEDROOM

11' 10" x 11' 4" (3.61m x 3.45m)

EN-SUITE

7' 10" x 5' 7" (2.38m x 1.71m)

BEDROOM

11' 0" x 8' 7" (3.35m x 2.62m)

BEDROOM

8' 5" x 8' 5" (2.57m x 2.57m)

BATHROOM

7' 2" x 5' 7" (2.18m x 1.70m)



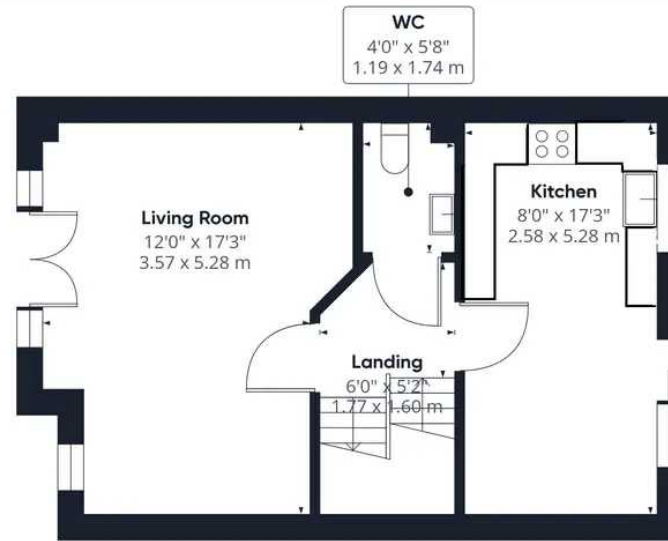




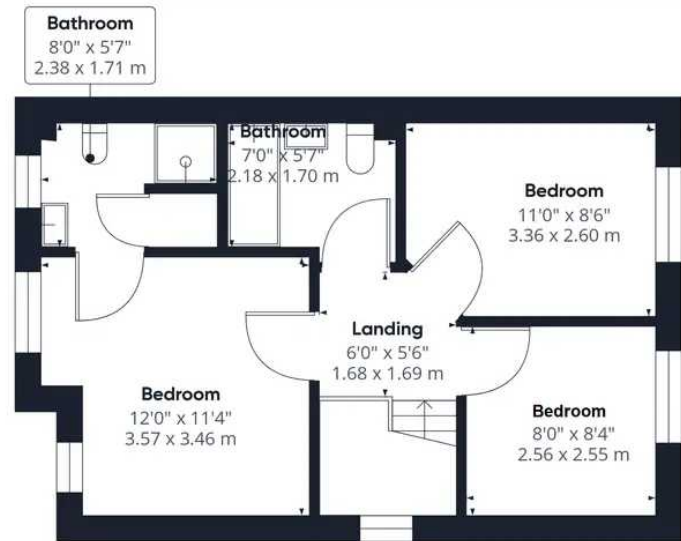




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

914.18 ft²
84.93 m²

(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.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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