



9 Kendal Parks Road, Kendal

£325,000





## 9 Kendal Parks Road

### Kendal

A well proportioned semi-detached house located in a popular residential area conveniently placed for the amenities available both in and around the market town of Kendal. It is within easy reach of the mainline railway station at Oxenholme and offers easy access to the Lake District and Yorkshire Dales National Parks and road links to the M6.

This impressive property boasts four bedrooms and is a well-appointed, semi-detached family home. Upon entering, the double-glazed windows flood the property with natural light, illuminating the sitting room featuring a charming multi-fuel stove, creating a cosy ambience. The modern convenience of gas central heating ensures warmth throughout the property, while the light and airy kitchen is the perfect space for cooking with the family. The dining room is a great place to enjoy time with the family and entertain guests. The ground floor also includes a utility room and cloakroom with access to the attached garage. Upstairs, four bedrooms offer comfortable living arrangements, alongside a family bathroom, en-suite, and dressing room.

Step outside and into the outdoor space where the rear garden is a true highlight, boasting two garden sheds, ideal for storage needs, artificial turf for low maintenance, and a fully enclosed setting for privacy and security. Meanwhile, the front garden features a well-kept lawn and paved seating area, surrounded by tall hedges, creating a serene and private space for relaxation and enjoyment. Whether it's hosting a summer barbeque in the rear garden or enjoying a morning coffee in the front, the outdoor spaces of this property offer endless possibilities for creating cherished memories and enjoying quality time in a peaceful setting.

Completing the property is a garage and driveway parking, ensuring convenience and security for residents.

- Semi-detached family home
- Double glazing
- Sitting room with multi fuel stove
- Gas central heating
- Light and airy kitchen
- Utility room space
- Four double bedrooms
- Gardens to the front and rear
- Family bathroom, en-suite and cloakroom
- Garage and driveway parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue to the traffic lights and turn left into Kendal Parks Road where number 9 is located on the right before the turning for Valley Drive.

**WHAT3WORDS:** ideal.issues.wisely





**GROUND FLOOR**

**ENTRANCE HALL**

6' 0" x 5' 3" (1.82m x 1.60m)

**SITTING ROOM**

13' 5" x 13' 1" (4.09m x 4.00m)

**KITCHEN**

16' 4" x 11' 3" (4.99m x 3.43m)

**DINING ROOM**

19' 1" x 12' 2" (5.81m x 3.70m)

**UTILITY ROOM**

10' 4" x 9' 1" (3.16m x 2.78m)

**CLOAKROOM**

4' 9" x 3' 1" (1.46m x 0.95m)

**FIRST FLOOR**

**LANDING**

9' 2" x 5' 10" (2.79m x 1.79m)

**BEDROOM**

14' 1" x 10' 5" (4.30m x 3.17m)

**BEDROOM**

13' 0" x 9' 1" (3.97m x 2.77m)

**EN-SUITE**

9' 1" x 3' 8" (2.77m x 1.12m)

**DRESSING ROOM**

9' 3" x 8' 4" (2.82m x 2.55m)

**BEDROOM**

10' 6" x 9' 11" (3.19m x 3.03m)

**BEDROOM/STUDY**

8' 7" x 6' 9" (2.62m x 2.05m)

**BATHROOM**

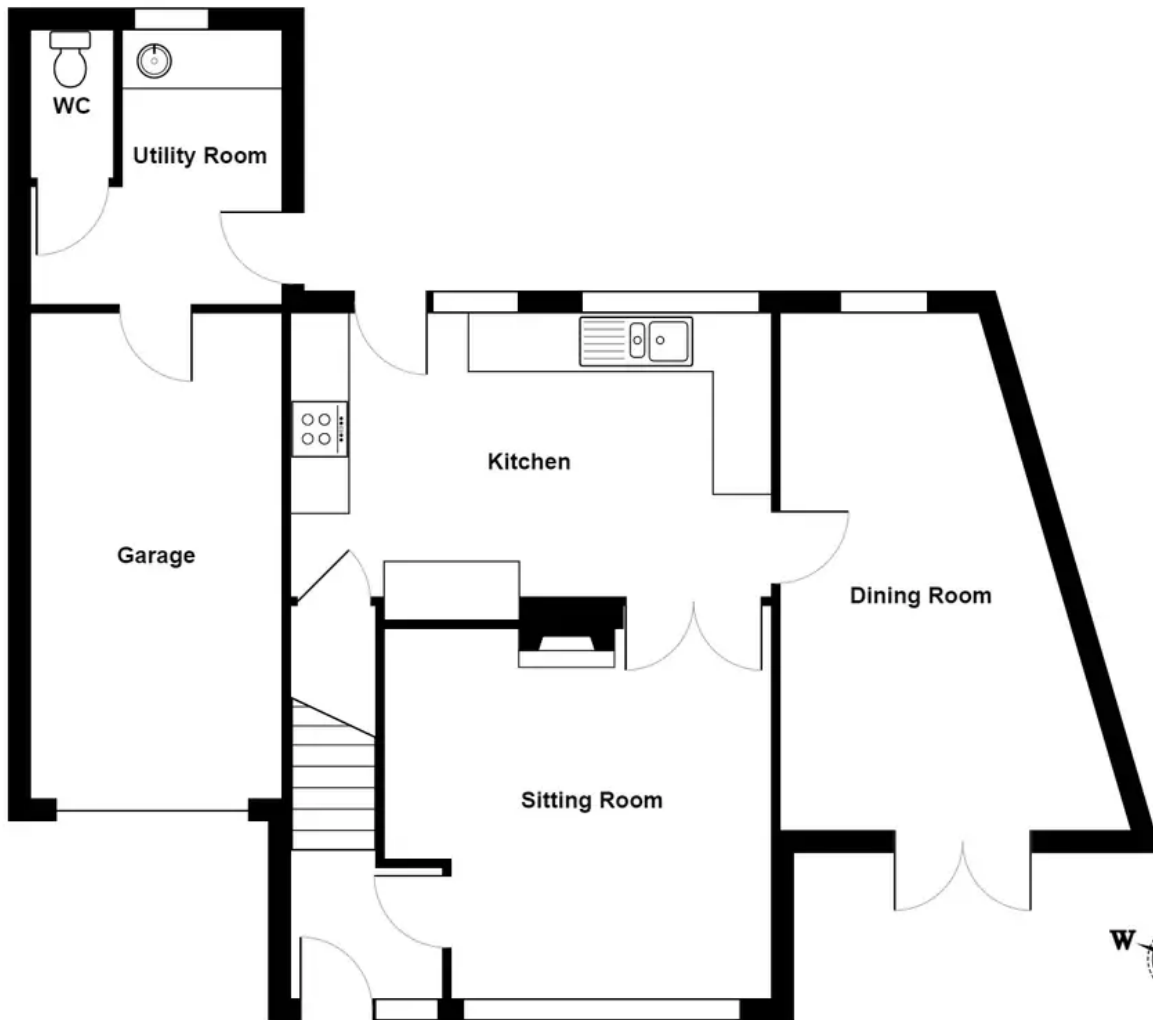
6' 7" x 5' 10" (2.00m x 1.79m)



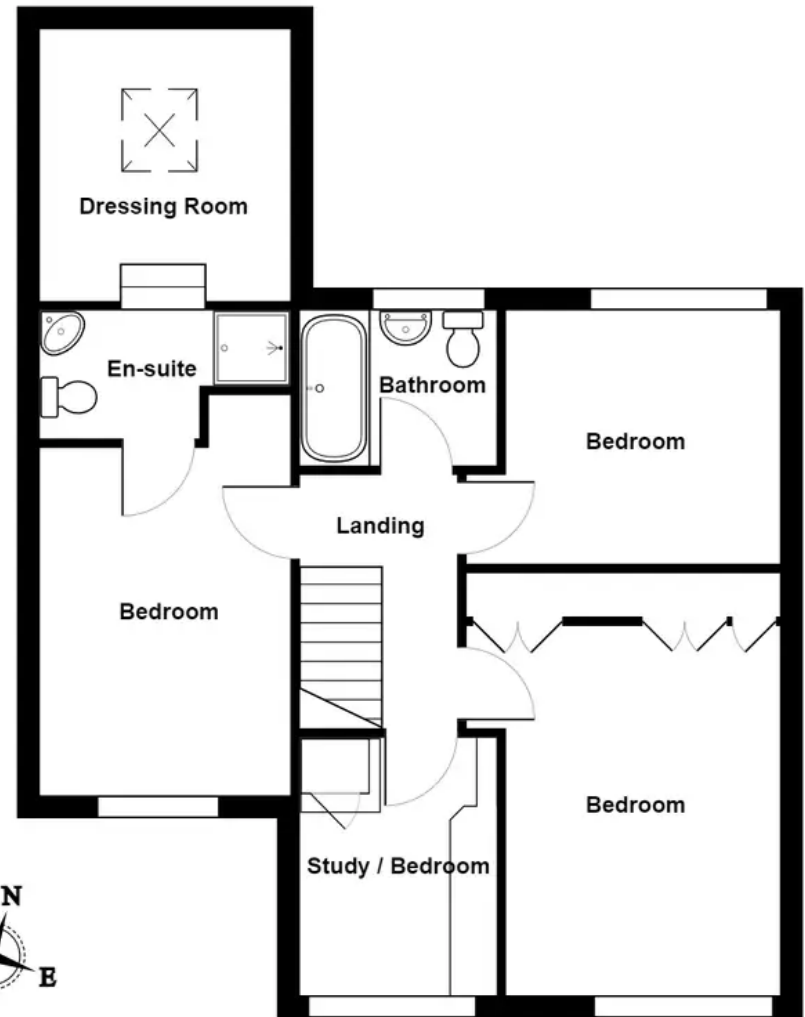








**Ground Floor**



**First Floor**

9 Kendal Parks Road, Kendal  
 Total Area: 130.9 m<sup>2</sup> ... 1409 ft<sup>2</sup>

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

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