



8 Castle Green Close, Kendal  
£340,000



## 8 Castle Green Close

### Kendal

A well proportioned semi- detached family home located on the fringe of Kendal. The property has easy access to all local amenities, local transport services and excellent road link to the Lake District National Park and the M6 Motorway.

This charming semi-detached house offers comfortable living accommodation with a touch of elegance. The property boasts three bedrooms, two of which are generous doubles, perfect for families or those looking for extra space. The light-filled sitting room provides a relaxing space to unwind, complemented by double glazing and gas central heating for additional comfort throughout the seasons. The kitchen features a pantry for convenient storage and the dining room, where French doors open onto the rear garden, offering a seamless indoor-outdoor living experience. Completing the interior layout is a four-piece bathroom, ensuring practicality and functionality for daily use. Additionally, the property benefits from a garage and ample driveway parking, catering to modern lifestyle needs.

Stepping outside, the property continues to impress with its well-maintained outdoor space. The rear garden, fully enclosed for privacy, showcases a lush lawn interspersed with rockery features, creating a tranquil oasis for relaxation and outdoor activities. A gravelled seating area at the rear and a paved seating area to the front of the garden provide versatile options for entertaining or enjoying al fresco dining. To the side of the property, the ample driveway parking leads to the garage, offering secure storage solutions and convenience for homeowners with multiple vehicles. The front garden complements the property's kerb appeal with a neat lawn bordered by mature shrubs, hedges, and rockery features, adding character and charm to the exterior façade. Overall, this property offers a well-rounded living experience, blending indoor comfort with outdoor tranquillity in a desirable location.

- Charming semi-detached property
- Double glazing throughout
- Light and airy sitting room
- Gas central heating
- Kitchen with pantry
- Dining room with access to the garden
- Three bedrooms with two being doubles
- Gardens to the front and rear
- Four piece bathroom
- Garage and ample driveway parking

#### **EPC RATING**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From our Kendal office Take the 1st right onto Sandes Avenue and continue onto Station Rd/A6. Continue to follow A6 and go over one roundabout and then turning right onto Wildman St/A6. Take the first left onto Castle St/A684 and continue to follow A684 then turning right onto Castle Green Close where you will find number 8 on the right.

**WHAT3WORDS:** [ramp.depend.press](#)





## GROUND FLOOR

### PORCH

7' 10" x 2' 7" (2.38m x 0.78m)

### ENTRANCE HALL

13' 9" x 8' 5" (4.18m x 2.57m)

### SITTING ROOM

15' 0" x 11' 11" (4.56m x 3.63m)

### DINING ROOM

13' 0" x 12' 1" (3.95m x 3.68m)

### KITCHEN

9' 7" x 8' 10" (2.92m x 2.68m)

### SUN ROOM

10' 4" x 4' 8" (3.15m x 1.42m)

## FIRST FLOOR

### LANDING

7' 3" x 3' 2" (2.20m x 0.97m)

### BEDROOM

13' 0" x 12' 3" (3.96m x 3.73m)

### BEDROOM

13' 1" x 11' 11" (3.98m x 3.64m)

### BEDROOM

8' 7" x 8' 6" (2.62m x 2.59m)

### BATHROOM

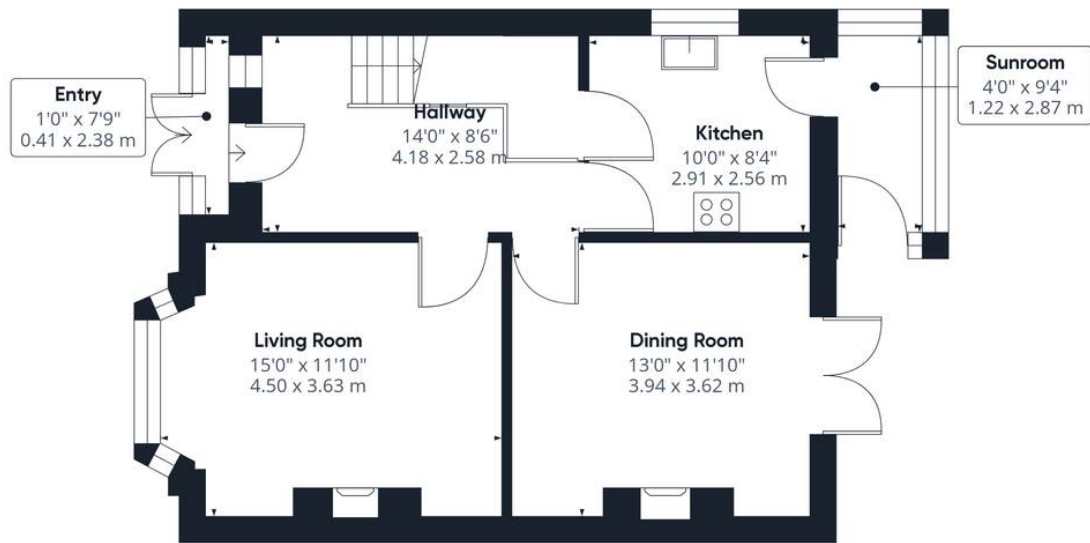
9' 11" x 8' 3" (3.01m x 2.52m)











Ground Floor



Floor 1



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

1073.7 ft<sup>2</sup>  
99.75 m<sup>2</sup>

(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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