



27 Silver Howe Close, Kendal  
£575,000





## 27 Silver Howe Close

Kendal

A well proportioned bungalow boasting magnificent panoramic views across Kendal town and to the Lakeland fells beyond from the rear aspect. The property is pleasantly located on a superb plot in a popular residential area convenient for the amenities both in and around the market town of Kendal and is within easy reach of the Lake District National Park, the main line railway station at Oxenholme and road links to the M6.

The accommodation briefly comprises an entrance hall, living dining area with a balcony, kitchen, three bedrooms and a shower room to the ground floor. The lower ground floor offers two bedrooms one with a walk in wardrobe, study and a shower room. The property benefits from double glazing and gas central heating.

Outside there is off road parking to the front of the double garage, gardens to the front and rear with the rear being very private, a shed is included.



## GROUND FLOOR

### ENTRANCE HALL

13' 3" x 11' 7" (4.03m x 3.52m)

Both max. Double glazed door, radiator, loft access.

### LIVING/DINING AREA

27' 11" x 19' 4" (8.51m x 5.89m)

Both max. Double glazed sliding door, double glazed windows, two radiators, inset living gas flame fireplace, recessed spotlights.

### KITCHEN

17' 0" x 11' 2" (5.19m x 3.40m)

Both max. Double glazed windows, radiator, good range of base and wall units, stainless steel sink, inset oven with gas hob, extractor/filter over, integrated fridge and dishwasher, space for fridge freezer, tiled splashback, recessed spotlights, tiled flooring.

### BEDROOM

12' 2" x 10' 5" (3.71m x 3.17m)

Both max. Double glazed window, radiator, fitted wardrobe.

### BEDROOM

11' 9" x 9' 9" (3.59m x 2.96m)

Both max. Double glazed window, radiator.

### BEDROOM

11' 1" x 6' 11" (3.37m x 2.12m)

Both max. Double glazed window, radiator, built in wardrobe.

### SHOWER ROOM

7' 1" x 7' 0" (2.17m x 2.13m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights, tiled flooring.





## LOWER GROUND FLOOR

### BEDROOM

15' 3" x 11' 1" (4.66m x 3.37m)

Both max. Double glazed door, double glazed window, radiator.

### WALK IN WARDROBE

20' 4" x 6' 4" (6.21m x 1.92m)

Both max. Radiator, recessed spotlights, built in cupboard.

### BEDROOM

19' 1" x 11' 3" (5.81m x 3.43m)

Both max. Double glazed window, radiator, fitted cupboards.

### STUDY

8' 11" x 7' 6" (2.72m x 2.28m)

Both max. Double glazed door, radiator.

### SHOWER ROOM

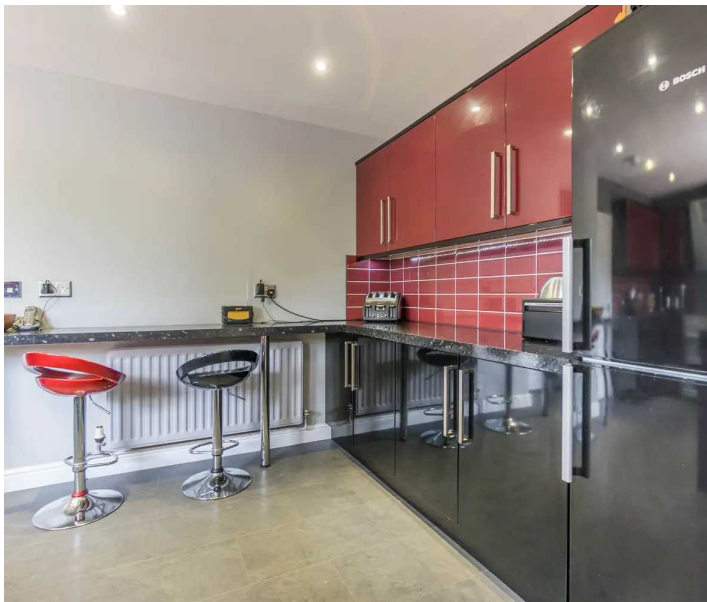
7' 9" x 5' 11" (2.36m x 1.80m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled walk in shower with thermostatic shower fitment, fully tiled walls, extractor fan, recessed spotlights, underfloor heating, tiled flooring.

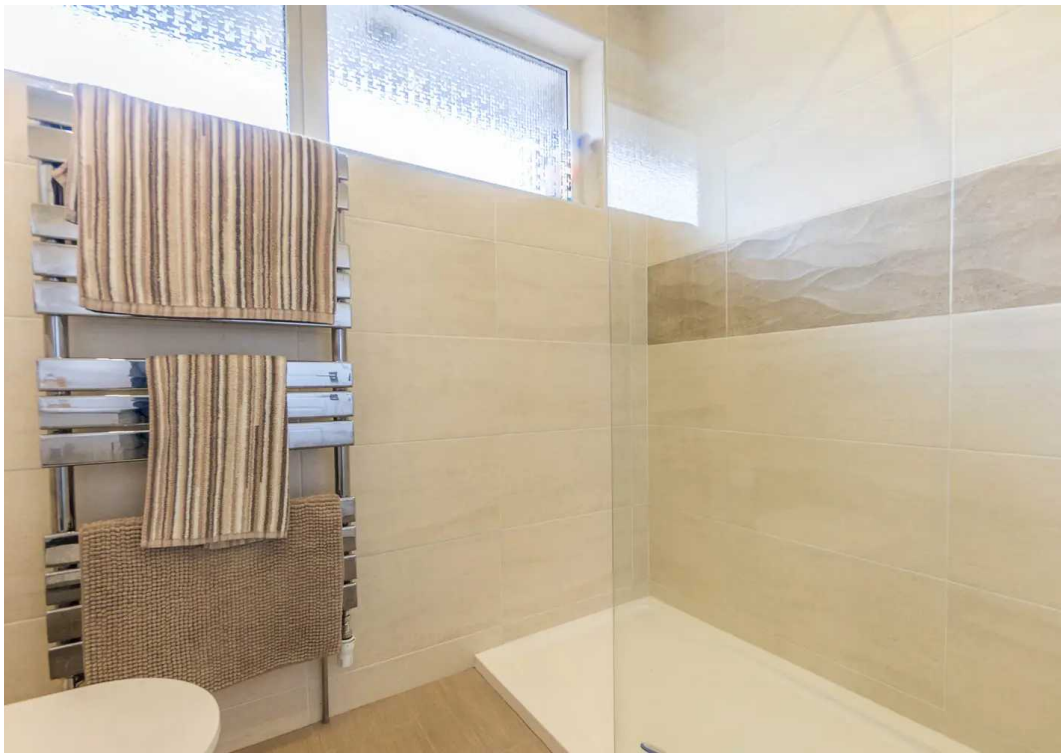
### HALLWAY

7' 9" x 7' 9" (2.36m x 2.36m)

Both max. Recessed spotlights.









## OUTSIDE

A well looked after landscape garden with a well kept lawn, stocked borders, seating area with far reaching views, established trees and hedges. Ample driveway parking.

## GARAGE

25' 78" x 20' 40" (7.86m x 6.22m) Up and over door, two double glazed doors, double glazed window, plumbing for washer dryer, gas combination boiler, light and power.

## EPC RATING

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

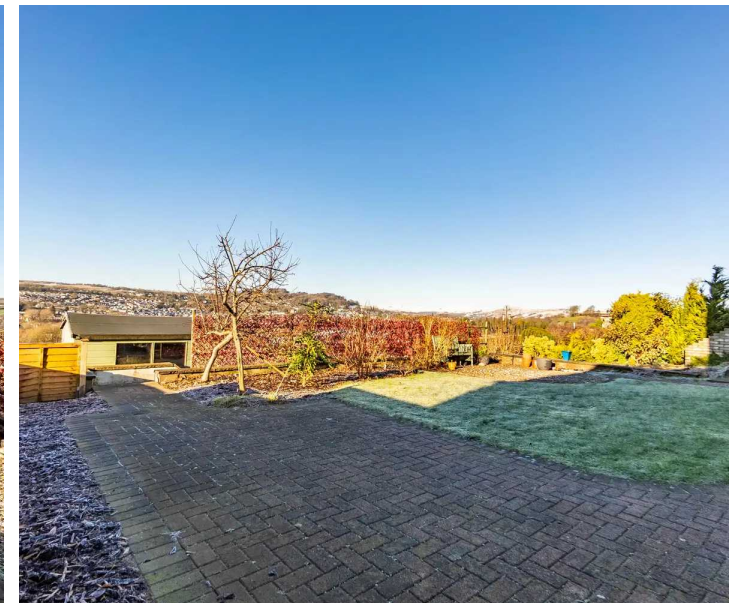
## COUNCIL TAX: BAND E

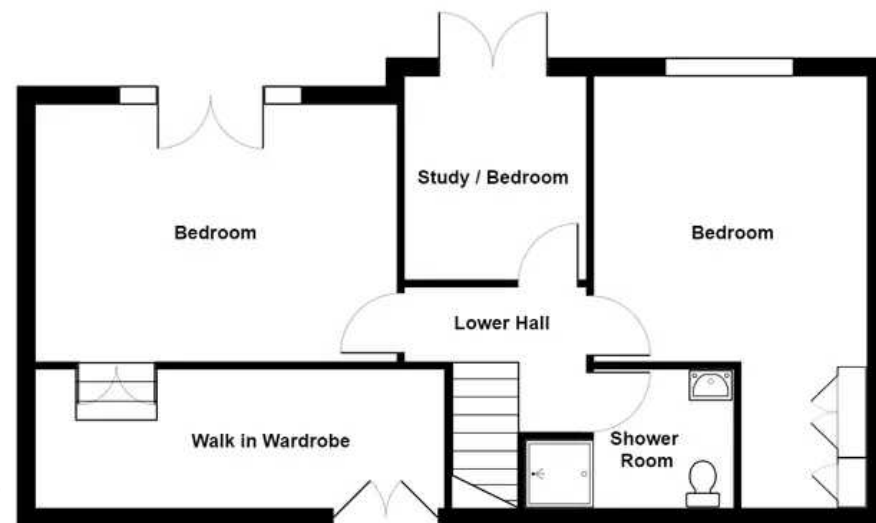
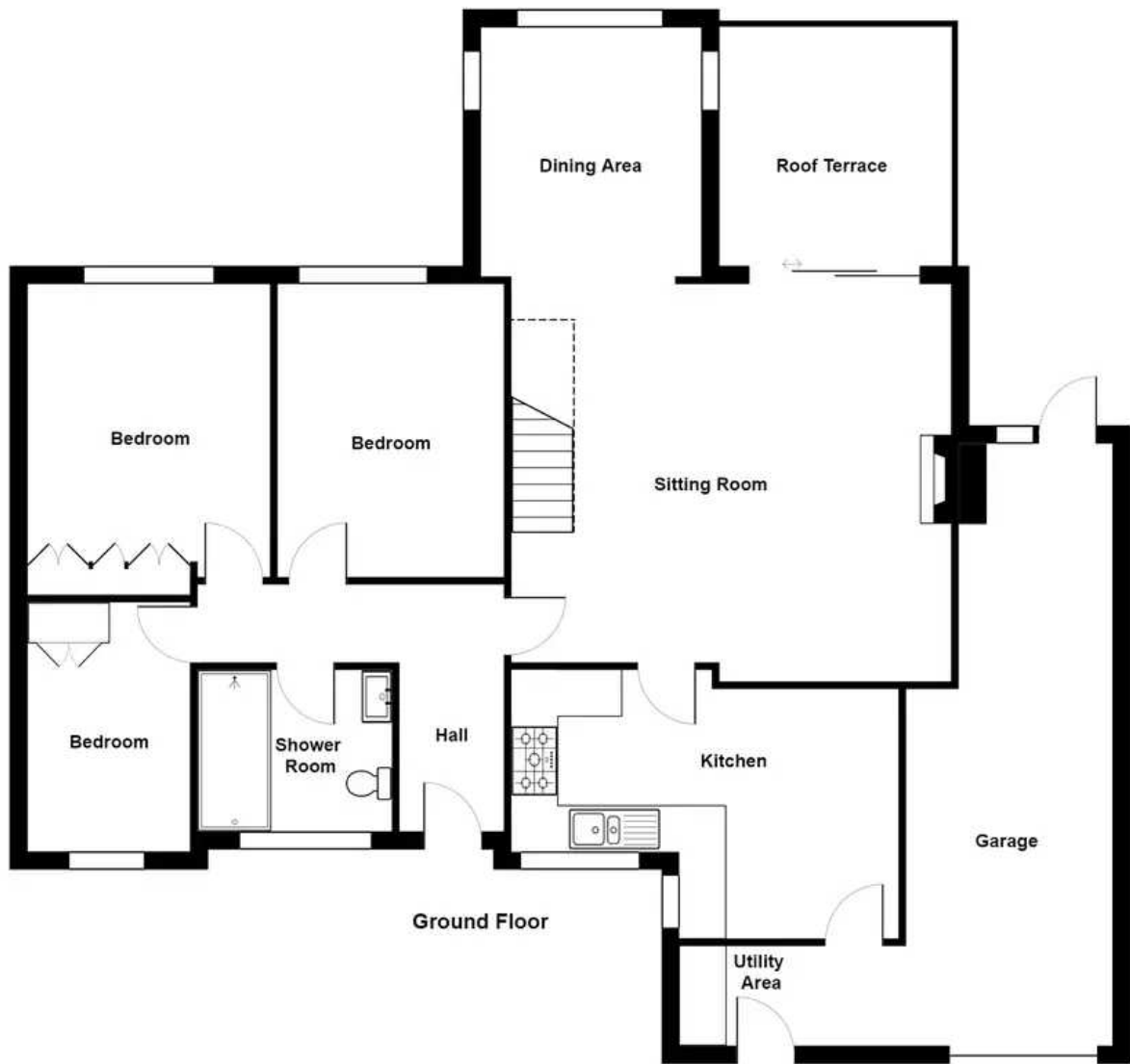
## TENURE: FREEHOLD

## DIRECTIONS

From the centre of Kendal proceed along the A65 (Burton Road) passing the Leisure Centre and turn left at the traffic lights onto Heron Hill. Turn right into Esthwaite Avenue and continue up the hill taking the second left turn into Silver Howe Close, proceed to find number 27 located on the left.

**WHAT3WORDS:** [tame.layers.slices](#)





**Lower Ground Floor**

27, Silver Howe Close, Kendal

Total Area: 180.3 m<sup>2</sup> ... 1940 ft<sup>2</sup> (excluding roof terrace)

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