



8 Blencathra Gardens, Kendal  
£575,000





## 8 Blencathra Gardens

### Kendal

This beautifully presented modern family home is situated at the head of a cul-de-sac on a popular residential development to the south of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the mainline railway station at Oxenholme, road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

This stunning 4-bedroom detached family home is a true gem in the heart of a quiet residential area. As you enter, you are greeted by two reception rooms, with one currently being used as an office but could also be a dining room, perfect for family gatherings or entertaining guests. The highlight of this property is the stunning modern kitchen living area, having a fantastic kitchen island in the middle for all the family to gather around and it offers garden views. The ground floor also has a utility room and a cloakroom.

Upstairs, there are four double bedrooms, with the main bedroom boasting an en-suite bathroom for added convenience. A family bathroom complete the accommodation, ensuring ample space for all family members.

Outside, the well-kept gardens are a true retreat, with the rear garden featuring a pristine lawn, paved patio seating area, and space for garden furniture and a BBQ - ideal for al fresco dining in the warmer months. Additionally, the rear garden offers gravelled areas, space for planting, and well-established trees and shrubbery, creating a peaceful outdoor sanctuary. The front garden features a lush lawn bordered by trees and hedges, adding to the property's charm. Convenient driveway parking and a garage provide ample space for vehicles, ensuring easy access for residents and visitors alike. This property is not just a house, but a place to call home, offering comfort, style, and tranquillity in a highly sought-after location.



- Detached family home
- Quiet residential area
- Easy access to local amenities
- Stunning modern kitchen living area with garden views
- Double glazing and gas central heating
- Four double bedrooms with the main bedroom having an en-suite bathroom
- Delightful gardens to the front and rear
- Family bathroom and down stairs cloakroom
- Garage and driveway parking with a EV charger installed

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING C

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX:BAND G

### 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 through the traffic lights and turn right at the roundabout into Whinlatter Drive and take the left turn in to Blencathra Gardens. Follow the road round to the right to find number 8 on the left.

**WHAT3WORDS:**///limbs.feast.amuse







## GROUND FLOOR

### ENTRANCE HALL

18' 5" x 6' 11" (5.62m x 2.11m)

### SITTING ROOM

20' 0" x 11' 3" (6.10m x 3.42m)

### KITCHEN LIVING AREA

20' 11" x 14' 10" (6.38m x 4.51m)

### OFFICE/DINING ROOM

14' 5" x 11' 0" (4.40m x 3.35m)

### UTILITY ROOM

10' 0" x 5' 7" (3.05m x 1.69m)

### CLOAKROOM

7' 9" x 3' 1" (2.36m x 0.93m)

## FIRST FLOOR

### LANDING

10' 6" x 5' 4" (3.19m x 1.62m)

### BEDROOM

14' 9" x 11' 1" (4.50m x 3.37m)

### EN-SUITE

6' 4" x 5' 5" (1.92m x 1.65m)

### BEDROOM

14' 8" x 11' 0" (4.48m x 3.36m)

### BEDROOM

11' 11" x 9' 4" (3.63m x 2.84m)

### BEDROOM

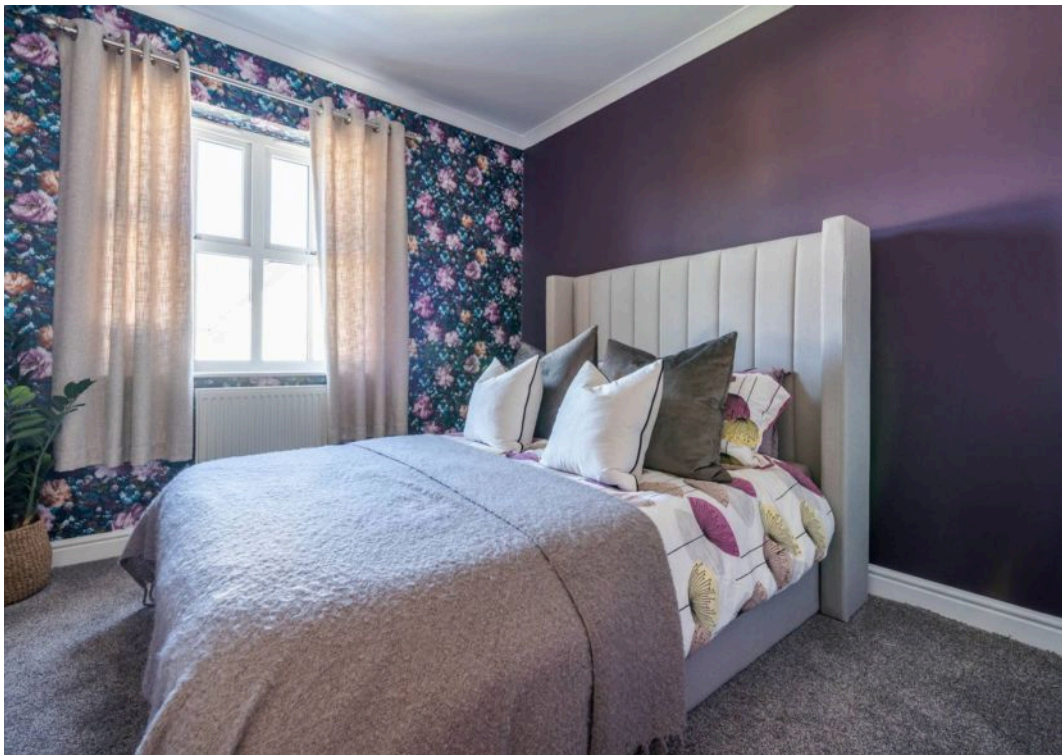
9' 11" x 9' 3" (3.02m x 2.81m)

### BATHROOM

9' 1" x 7' 3" (2.78m x 2.21m)



















Ground Floor



Floor 1



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

2079.51 ft<sup>2</sup>

193.19 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.

Calculations are based on RICS IPMS 3C standard.

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# THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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