



2 Marble Crescent, Kendal
£595,000



2 Marble Crescent

Kendal

A well presented detached family home situated on a development on the outskirts of the market town of Kendal. The property has great access to the town centre and all its amenities, road links to the Lake District National Park and the M6 Motorway.

This modern detached family home presents a rare opportunity to reside in a spacious and stylish property in a sought-after area on the outskirts of Kendal. The light and airy sitting room invites you in which looks through to the beautiful modern kitchen diner. It is the perfect space for family meals with easy access to the well-maintained front and rear gardens. The kitchen is a Lakeland Kitchen which has many modern integrated appliances and beautiful worksurfaces. The ground floor also comprises a boot room, downstairs toilet and a utility room with direct access to the garage.

Upstairs you will find five double bedrooms with the main bedroom boasting a dressing area and en-suite bathroom. The bedrooms are complimented by a four piece suite bathroom which accommodate family and guests. The property benefits from double glazing and gas central heating to ensure year-round comfort.

Step outside and discover the well-kept gardens enveloping this property, with the rear garden offering a private oasis for relaxation and entertainment. Fully enclosed for added privacy, the rear garden features stocked flower beds, lush lawns, and a beautiful paved patio area ideal for al fresco dining or simply basking in the sunshine. The rear garden has been split with a fenced-off section of the garden perfect for letting your dog out in which houses a lawn, stocked flower beds, a shed, and direct access to the garage for added convenience. To the front, ample driveway parking accommodates for vehicles, with a lawn adding a touch of greenery to the entrance of this charming home. Whether you enjoy gardening, hosting gatherings, or simply appreciating the outdoors, the outdoor spaces of this property provide a delightful backdrop for a modern family lifestyle.

- Modern detached family home
- Located in a popular area on the outskirts of Kendal
- Light and airy sitting room
- Double glazing and gas central heating
- Beautiful modern kitchen diner with access to the garden
- Easy access to the towns amenities
- Five double bedrooms with the main bedroom having a dressing area and en-suite bathroom
- Well maintained front and rear gardens
- Family bathroom on the first floor and a downstairs toilet
- Garage and driveway parking

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 B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From Kendal Town Hall head up Beast Banks Road and carry on as it merges into Greenside Road. Follow Greenside Road and take the left into Marble Crescent just as the road changes into Underbarrow Road followed by a right to find number 2 at the end of the lane.

WHAT3WORDS: ///lights.legal.goods





GROUND FLOOR

ENTRANCE HALL

15' 5" x 6' 7" (4.70m x 2.00m)

SITTING ROOM

16' 2" x 11' 1" (4.93m x 3.37m)

KITCHEN DINER

24' 8" x 10' 7" (7.53m x 3.23m)

BOOTROOM

6' 0" x 5' 3" (1.84m x 1.61m)

UTILITY ROOM

6' 6" x 6' 2" (1.98m x 1.87m)

DOWNSTAIRS TOILET

6' 0" x 4' 9" (1.84m x 1.44m)

FIRST FLOOR

LANDING

15' 11" x 7' 5" (4.84m x 2.26m)

BEDROOM

19' 3" x 11' 11" (5.88m x 3.63m)

EN-SUITE

10' 11" x 4' 0" (3.32m x 1.23m)

BEDROOM

14' 10" x 11' 7" (4.51m x 3.52m)

BEDROOM

13' 5" x 9' 7" (4.08m x 2.93m)

BEDROOM

12' 6" x 6' 5" (3.81m x 1.95m)

BEDROOM

12' 0" x 8' 4" (3.66m x 2.53m)

BATHROOM

10' 0" x 7' 4" (3.04m x 2.24m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

1722.23 ft²
160 m²

Balconies and terraces

141.55 ft²
13.15 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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