



8 Silver Howe Close, Kendal  
£480,000







## 8 Silver Howe Close

Kendal, Kendal

This immaculate property has recently undergone a complete renovation by the current vendor and offers spacious and versatile accommodation, finished to a high standard throughout. This stunning home comprises a modern kitchen/dining room, a lounge providing far-reaching views, three bedrooms, one with an en-suite and walk-in wardrobe, and a family bathroom. As well as a garage, the property has a driveway, providing off-road parking to the front. The rear has a private patio, and the higher-level garden enjoys incredible, far-reaching views. This is a rare opportunity to acquire a superb family home in a sought-after location, close to local amenities and transport links. Viewing is highly recommended to appreciate the quality and charm of this property.

From Kendal town centre, follow the signs for the A65 and Skipton. At the traffic lights at the junction between Burton Road and Oxenholme Road, turn immediately left. Continue along the road and turn right at the General Store into Heron Hill Estate. Silver Howe Close is the second turning on the left and Number 8 is located on the right hand side.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ENTRANCE

From the front of the property, the entrance door, with glazed panels on either side, leads into the entrance porch.

## ENTRANCE PORCH

7' 8" x 6' 8" (2.34m x 2.03m)

With a coat hook rack, a built-in bench with shoe storage below, a double-glazed window to the side, spotlights to the ceiling, and Karndean LVT flooring. A glazed door leads into the kitchen/dining room.

## KITCHEN/DINING ROOM

17' 2" x 15' 1" (5.23m x 4.60m)

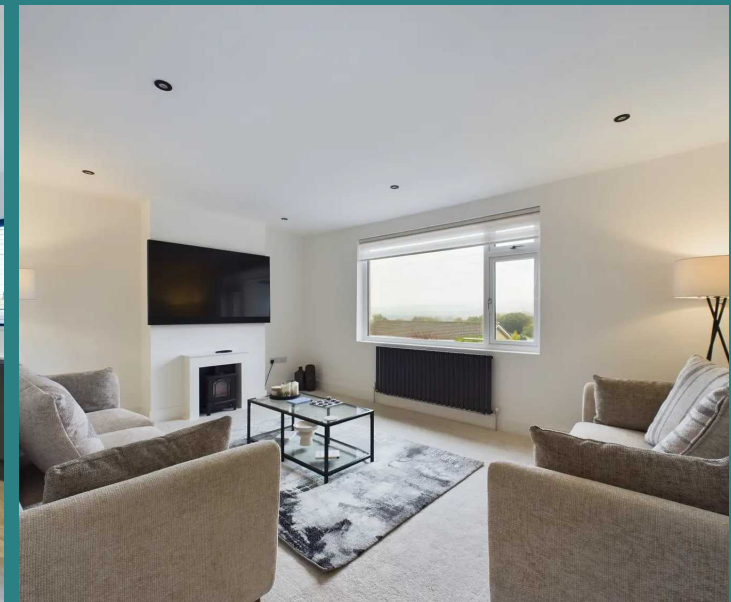
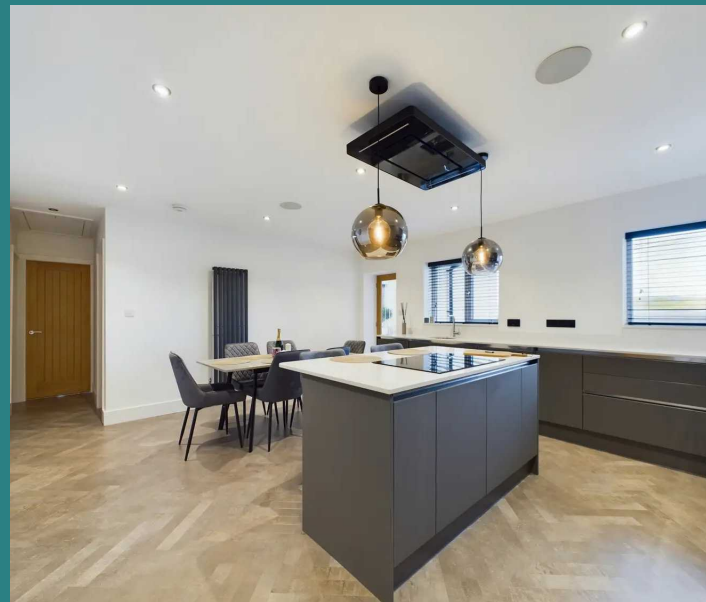
The kitchen has a range of modern fitted storage units with contrasting worktops, an undermount sink, an integrated oven and grill, a hidden washing machine, an integrated dishwasher, and an integrated fridge/freezer. There is also a kitchen island with storage incorporating the hob with an extractor hood over and room for breakfast stools. There is ample room for a table and chairs, two modern radiators, two double-glazed windows to the front, spotlights to the ceiling, and Karndean LVT flooring, along with a built-in sound system with speakers to the ceiling. Doors lead to the rest of the accommodation and the garage, and there is an access hatch to the loft space.

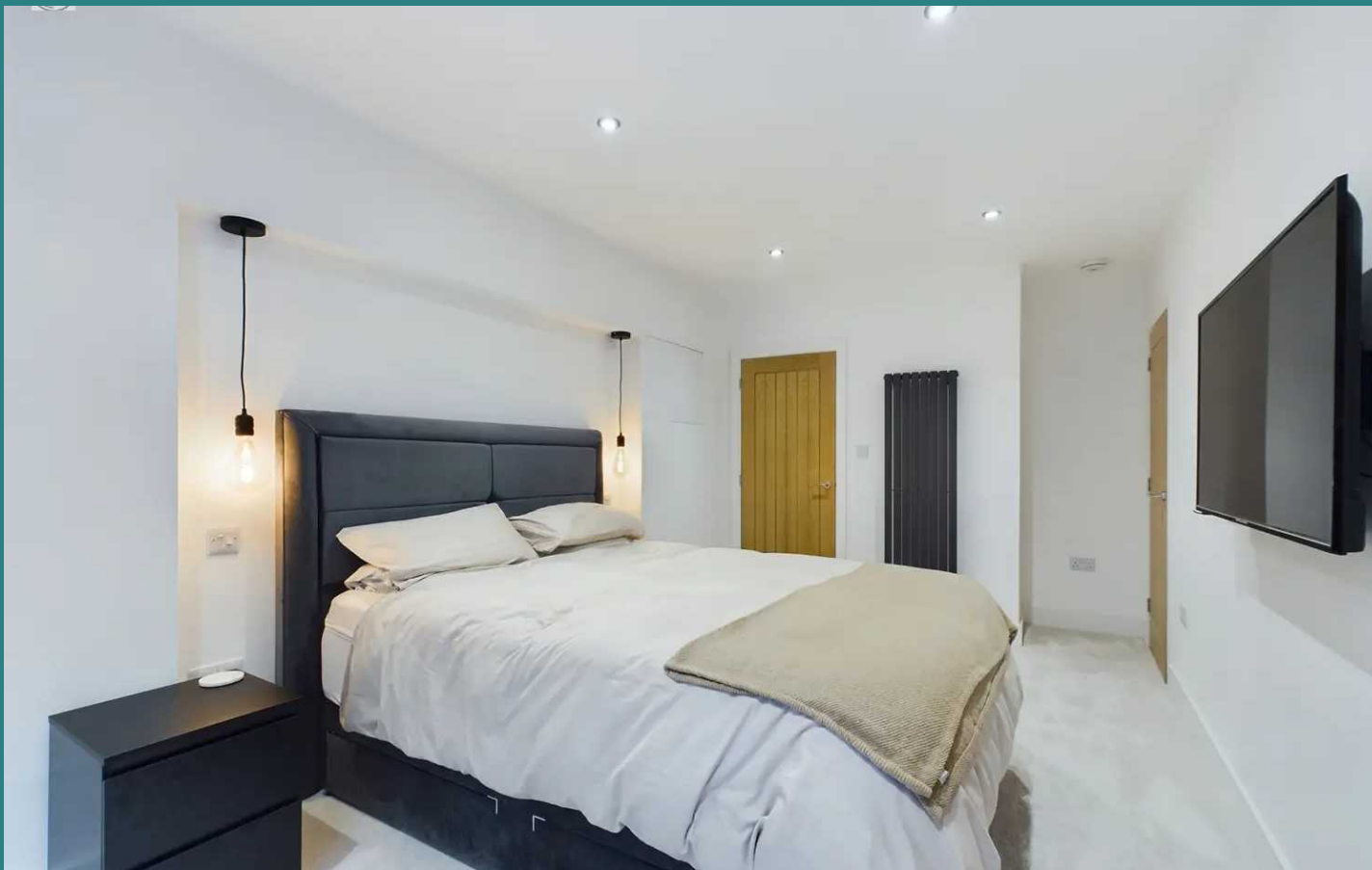


## LOUNGE

16' 9" x 12' 3" (5.11m x 3.73m)

The lounge has an electric stove-style fire set in a pale-coloured surround, a modern radiator, spotlights on the ceiling, and a large double-glazed window to the front.





### **BEDROOM ONE**

15' 11" x 8' 11" (4.85m x 2.72m)

This room has a door to a walk-in wardrobe with built-in storage, a door to the en-suite shower room, a modern radiator, and a double-glazed window to the rear.

### **EN-SUITE**

13' 6" x 5' 6" (4.11m x 1.68m)

The suite comprises a walk-in shower with a square shower head and screen, a double-ended bath, a WC, and double wash-hand basins with wall mirrors above. There is a wall-mounted storage cabinet and a double-glazed window with privacy glazing to the side.

### **BEDROOM TWO**

12' 8" x 9' 10" (3.86m x 3.00m)

This room has a modern radiator and a large double-glazed window to the rear.

### **BEDROOM THREE**

9' 8" x 9' 7" (2.95m x 2.92m)

This room also has a modern radiator and a large double-glazed window to the rear.

### **BATHROOM**

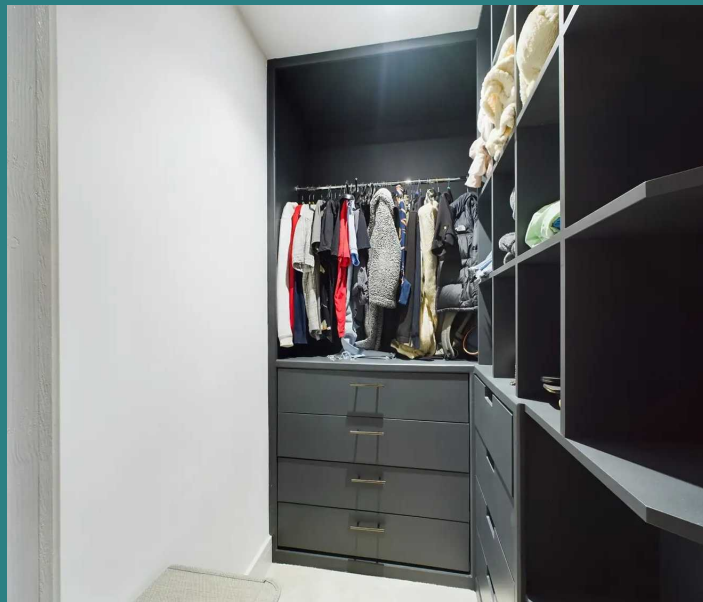
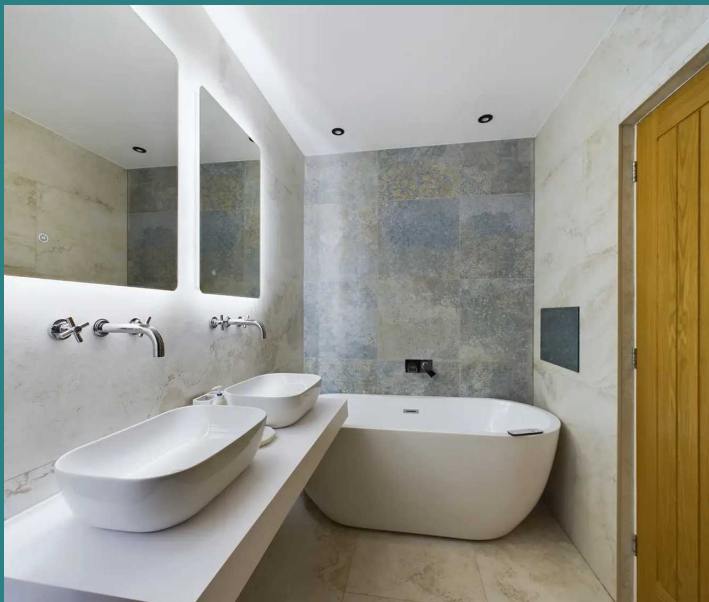
9' 8" x 6' 3" (2.95m x 1.91m)

The suite comprises a panel bath with a shower and a square head-over screen, a wall-mounted wash-hand basin with a circular wall mirror, and a WC with a hidden cistern. There is a modern radiator and a double-glazed window with privacy glazing to the rear.

### **GARAGE**

12' 11" x 8' 4" (3.94m x 2.54m)

The garage has an electric roller door, power, and spotlights on the ceiling, and there is an external door to the side.



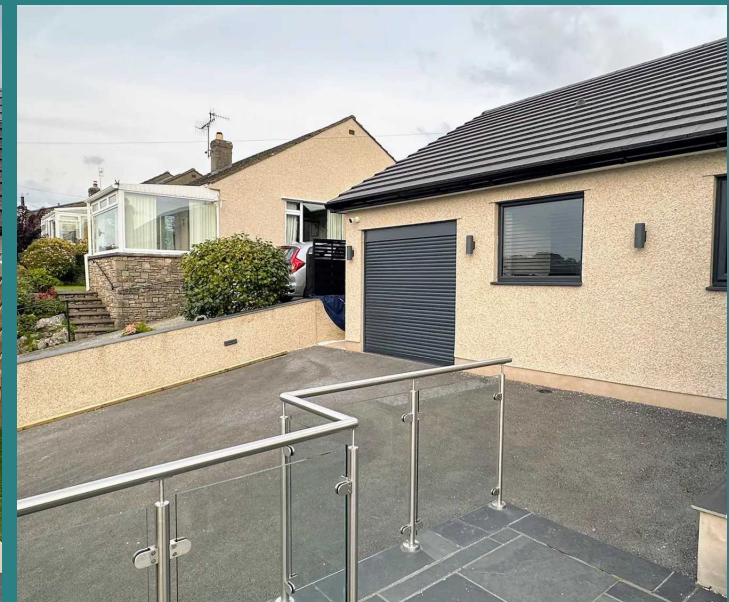


## Garden

At the front of the property there is a planted border along the roadside, the driveway providing off-road parking for two vehicles and access to the garage. Paved steps lead to the front door and the front paved patio which are bordered by glass panels. To the side is a paved path that extends around to the rear, where there is a further private patio and steps up to the upper-level garden, which has an area of artificial lawn and a paved seating area bordered with decorative pebbles.

## DRIVEWAY

2 Parking Spaces





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

1202.18 ft<sup>2</sup>

111.69 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.

GIRAFFE 360





Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.





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