



## Kendal

£600,000

Hilltops, 20 Marble Crescent, Kendal, Cumbria , LA9 5FP

Welcome to this fabulous modern detached home. Positioned on the fringes of Kendal, its location enjoys the feeling of being surrounded by open countryside yet is only a short walk or drive into the town centre with all its amenities including shops, cafes, pubs, restaurant, Library, The Brewery Arts Centre and Leisure Centre. Countryside walks are on the doorstep at Cunswick and Scouts Scar and there is easy access to the M6 motorway at Junction 36.

As you step through the front door, you are greeted by a welcoming entrance hall, complete with an under stairs cupboard perfect for storing coats and boots. This practical space sets the tone for the rest of the home, where functionality meets style.

### Quick Overview

- Fabulous modern detached home
- Four bedrooms and ground floor office
- Three spacious reception rooms
- Excellent fitted kitchen
- Fabulous single storey extension
- Beautiful gardens surrounding the property
- No upward chain
- Integral spacious garage
- Driveway parking for several cars
- Ultrafast broadband\*



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K6990



Home Office



Living Room



Living Room



Kitchen/Dining Room

To your right, you'll find a dedicated office room, ideal for working from home, and a convenient cloakroom comprising of a wc and wash basin.

The heart of the home is undoubtedly the fabulous kitchen with quartz worksurfaces, featuring carousel units and a larder pull-out cupboard, all equipped with integrated appliances of; Neff hide and slide oven, combi oven/microwave, dishwasher which can be app controlled, stainless steel sink and a Samsung American fridge freezer which provides chilled water and ice cubes. This culinary haven also boasts a breakfast bar which flows seamlessly into a dining area, perfect for family meals and entertaining.

Leading into the German Liecht kitchen is the bright and airy living room, where large windows flood the space with natural light. The dining room opens into a spectacular sunroom, a delightful space for gathering with friends and family being wired for surround sound and projectors, offering views of the garden and fells beyond.

The utility room, equipped with wall and base units has plumbing for both a washer and dryer provides additional storage and leads into the integral spacious garage, which also boasts ample storage units having space for bikes, gardening tools and a vehicle. This space is perfect for a workshop also.

Ascending the staircase, you'll find a spacious and bright landing that grants access to four double bedrooms being generous, while a fourth bedroom currently serves as an additional home office. The main bedroom features built in wardrobes, complete with an en-suite shower room comprising of a wc, wash basin and walk in shower and heated towel rail. A well-appointed family bathroom comprising of a panelled bath with shower over, wc, wash basin and heated dual fuel towel rail with timer (app controlled) serves the remaining bedrooms. Both bathrooms also have heated mirrors with lights and shaver points.

Outside, the property boasts a limestone patio perfect for summer evenings and a large lawned area that wraps around to the front garden surrounded by fully planted borders also boasting fruit trees and wildflower corners, featuring a stunning local quarry stone feature. This outdoor space offers a serene setting for relaxation and play, making this Kendal home a true family haven with access through the bi-fold doors found in the extension.

Accommodation (with approximate dimensions):  
Ground Floor:

Entrance Hall

Cloakroom

Study  
9' 6" x 5' 6" (2.90m x 1.70m)

Kitchen/dining room  
28' 2" x 9' 2" (8.60m x 2.80m)

Living Room  
16' 4" x 11' 1" (5.00m x 3.40m)

Sun Room  
14' 9" x 10' 9" (4.50m x 3.30m)





Kitchen/Dining Room



Living Room



Sun Room



Bedroom One



Bedroom Two



Bedroom Three

#### Utility Room

6' 2" x 5' 8" (1.90m x 1.73m)

#### Integral Garage

18' 8" x 14' 1" (5.70m x 4.30m)

#### First Floor:

##### Bedroom One

15' 6" x 12' 1" (4.73m x 3.70m)

##### En Suite Shower Room

##### Bedroom Two

10' 5" x 10' 4" (3.20m x 3.17m)

##### Bedroom Three

11' 1" x 10' 1" (3.40m x 3.09m)

##### Bedroom Four

11' 0" x 7' 2" (3.36m x 2.20m)

#### House Bathroom

#### Property Information:

**Parking:** The property boasts garage parking with Sectional Remote Electronic Hormann Garage door and full Durramat tiles flooring. Further parking to block paved driveway for several cars plus an Ev Servadis charger.

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council - Band F.

**Services:** Mains gas, mains water, mains electricity and mains drainage. The garage houses the boiler.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What 3 Words & Directions:** [///valid.chart.rips](http://valid.chart.rips)

From Highgate head to the traffic lights in the centre of town at the Town Hall and take a left turn into Allhallows Lane. Proceed up the hill into Beast Banks and beyond to Greenside. Follow the road up the hill and enter the development at the 2nd turning on the left and the property is the first one to be found on the left hand side.

**Owners thoughts** "A fantastic, light, warm, free flowing home in a wonderful setting close to the fells and all local amenities"

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

Request a Viewing Online or Call 01539 729711





Bedroom Four



Front Garden





Garden



Garden



Utility

#### Disclaimer:

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
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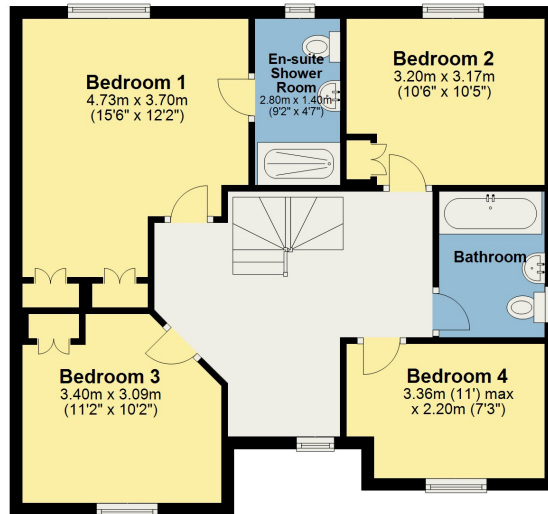
## Ground Floor

Approx. 105.1 sq. metres (1131.8 sq. feet)



## First Floor

Approx. 65.0 sq. metres (699.9 sq. feet)



Total area: approx. 170.2 sq. metres (1831.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**A thought from the owners...** "A fantastic, light, warm, free flowing home in a wonderful setting close to the fells and all local amenities".

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