



Kendal

£575,000

4 Carrock Close, Kendal, Cumbria , LA9 7HW

A modern detached family home that has been owned from new by the vendors, and has recently been upgraded and improved ready for a new family to move into and enjoy. The word generous can be used in many contexts but especially when describing this five-bedroom, two-bathroom property. The flexible layout will accommodate all family age groups, the youngsters and the teenagers will find it easy to choose their bedrooms and number five is an ideal dressing room/study for those who work from home.

The property stands on a good plot with a mature south facing enclosed rear garden perfect for children and pets. The large integral double garage offers room for all your bikes and stuff and still room for the car in and the driveway provides off road parking for two. If you want space and privacy for your family come and view this home of real quality in a convenient location within easy access of the town and all its amenities and the mainline railway station at Oxenholme nearby.

Quick Overview

Detached modern family home

Well-balanced layout

Webbs of Kendal kitchen with quality appliances

Relaxing living room & sitting/dining room

Useful utility room with recently installed boiler

Excellent integral double garage

Driveway providing off-road parking

South facing garden

Gas central heating & double glazing throughout

Ultrafast broadband speed up to 1000 Mbps



5



2



2



C



1000
Mbps



Double Garage &
Off-Road Parking

Property Reference: K6731



Entrance Hall



Living Room



Sitting/Dining Room



Utility Room

Location: Travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks. Take the first right signposted Whinlatter Drive and follow the road round bearing right into Carrock Close. Take the left turning onto the block-paved driveway and number 4 is then found on your left hand side towards the head of this quiet cul-de-sac.

The Oaks is comfortably and conveniently close to the mainline railway station at Oxenholme and the M6 Motorway at Junction 36. Within easy walking distance are Asda, Westmorland General Hospital, Kendal Leisure Centre, primary and secondary schools, a post office and Helme Chase doctor's surgery.

Property Overview: 4 Carrock Close is a true five bed detached family home, nestled at the end of a quiet cul-de-sac. Those that view will appreciate the quality and high standard of finish that continues to flow throughout.

As you approach the house, you'll notice the open porch, providing a warm welcome. Upon entering, you'll step into a well-lit entrance hall with the staircase to the first floor and that all important downstairs cloakroom with WC.

With a pleasant outlook over the front garden, the living room is the perfect space for relaxation and entertainment. In the centre of the room, there's an attractive fireplace with polished inset and hearth and living flame gas fire, creating a most inviting focal point. Glazed double doors lead through into the dining/sitting room to the rear, allowing for an open and connected feel between the two rooms.

The dining room, is currently used as a second living perfect for the growing family with patio doors opening out to the south facing rear garden.

A top of the range German built Hacker kitchen fitted by 'Webbs' of Kendal has recently been installed with contemporary soft closing wall, base and drawer units featuring a real pantry unit and complementary Silestone worktops with breakfast bar and an inset stainless steel sink with a Quooker tap, adding a touch of luxury to the design. The built in kitchen appliances include a Miele oven, combi microwave, and induction hob, plus a Neff dishwasher. Above the breakfast bar, there's a state-of-the-art cooker hood and extractor that can be conveniently controlled remotely with mood changing Led lights. The dining area has further fitted units housing a drinks cabinet and patio doors lead out to the rear garden, creating a seamless connection between indoor and outdoor living. Karndean flooring completes the room flowing through into the adjoining utility room.

The utility room is fitted with gloss and soft-close wall and base units and is equipped space for a tumble dryer and plumbing for a washing machine. A wall-mounted gas fired boiler has recently been installed. A door opens to the side garden, and a second door opens directly into the integral double garage.



Breakfast Kitchen



Breakfast Kitchen



Bedroom Five/Study



Bedroom Four



Bedroom Three



Family Bathroom

Upstairs is a spacious landing with loft access and a deep airing cupboard with pressurised hot water cylinder and shelf for linen.

The main bedroom is a spacious and inviting room with full wall of fitted wardrobes. An open aspect overlooks the rear garden. It comes complete with a well-appointed En-suite with a three piece suite comprising of; a shower cubicle, pedestal wash hand basin and W.C. Complementary part-tiled walls, and attractive co-ordinating flooring and window.

Bedroom two overlooks the front garden and has attractive dark laminate flooring.

Bedrooms three and four are both good doubles, with front and rear garden aspects and bedroom five is currently in use as a home office but would make a perfect dressing room if a fifth bedroom is not needed .

The family bathroom has attractive part tiled walls and tiled flooring, a window and extractor fan. A four-piece suite comprises; a shower cubicle, a double ended bath, pedestal wash hand basin and a WC. Vertical towel radiator, and extractor.

Completing the picture is the large integral double garage which is well insulated with two electric doors. There are fitted wall, base and drawer units. A brick paved driveway to the front of the garage offers off-road parking and the gardens are well tended. Viewing is highly recommended to truly appreciate the quality finish that the current owners have put into this home.

Accommodation with approximate dimensions:

Ground Floor:

Open Porch

Entrance Hall

Living Room

20' 3" x 11' 11" (6.17m x 3.63m)

Dining Kitchen

25' 3" x 9' 2" (7.7m x 2.79m)

Sitting/Dining Room

11' 11" x 10' 4" (3.63m x 3.15m)

Utility Room

12' 8" x 5' 0" (3.86m x 1.52m)

Cloakroom

First Floor:

Bedroom One plus En-suite

15' 3 plus wardrobes" x 11' 11" (4.65m x 3.63m)

Bedroom Two

13' 4" x 11' 11" (4.06m x 3.63m)

Bedroom Three

12' 1" x 11' 8" (3.68m x 3.56m)

Bedroom Four

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom Five/Study 13' 0" x 8' 4" (3.96m x 2.54m)

Family Bathroom



Bedroom One



Bedroom Two



Rear Aspect



Rear Garden



Rear Garden

Outside:

Integral Double Garage 18' 6" x 16' 6" (5.64m x 5.03m) With two electric doors, fitted wall, base and drawer units.

A brick paved driveway to the front of the garage offers off-road parking for two cars. The gardens are well tended the front with lawn and mature hedgerows. Side access leads round to the enclosed rear garden with its large paved patio, lawn and mature planted borders.

Tenure: Freehold

Services: Mains electricity, mains gas, mains water and mains drainage.

Council Tax: Westmorland & Furness Council - Band G

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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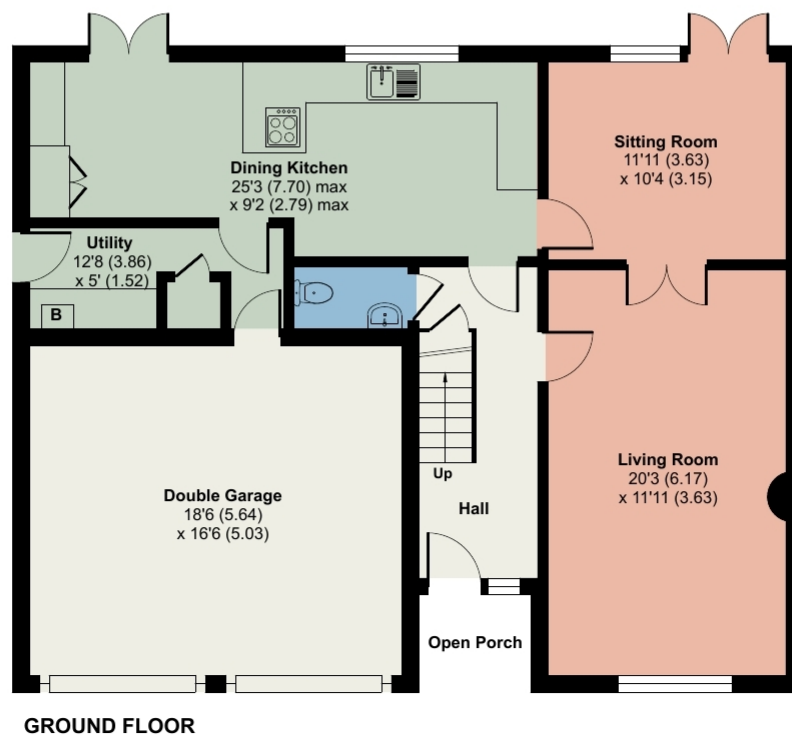
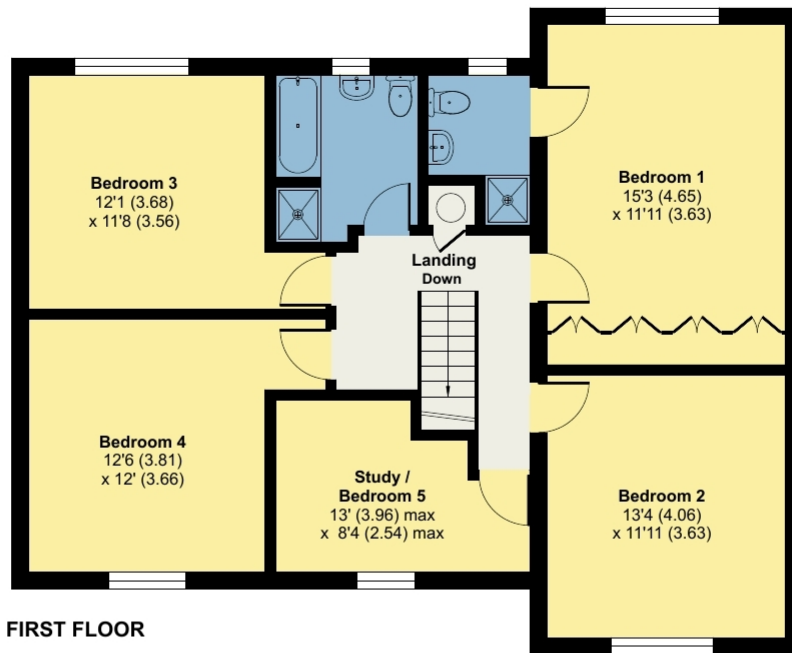
Carrock Close, Kendal, LA9

Approximate Area = 1780 sq ft / 165.3 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 2084 sq ft / 193.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1036793

A thought from the owners..."This is a very light, bright place to live in a quiet setting. The rear garden is south-west facing, private with woodland to the rear, and is a real suntrap. The four double bedrooms are spacious and ideal for teenagers wanting their own space with room to study!"

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