



## 8 High Kent Close, Kendal

In Excess of £295,000





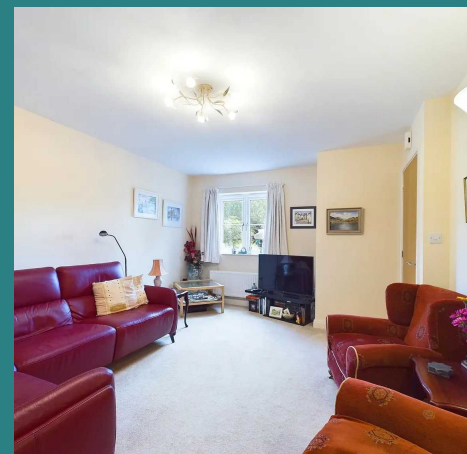
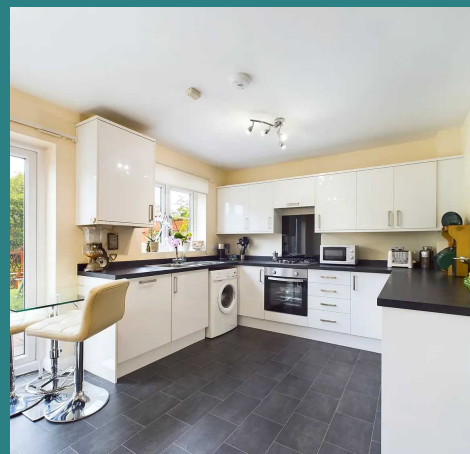


## 8 High Kent Close

Kendal, Kendal

Nestled on the riverside with a picturesque view, this stunning 3-bedroom end of terrace property offers the perfect blend of modern convenience and natural charm. Boasting a bespoke kitchen dining room with direct access to the private garden, this home is ideal for family living and entertaining. The neutral living room provides a comfortable space to relax, while the three bedrooms, including one with an en-suite, offer ample accommodation. With off-road parking for two vehicles, a family bathroom, and a ground floor W.C, this end of mews house ticks all the boxes for practicality and comfort. Situated conveniently close to the town centre, schools, bus links, with accessible road connections, this property offers an ideal location for families.

Stepping outside, the property impresses with its riverside views and low maintenance thoughtfully designed outdoor space. Direct access to the river bank, a common ground shared by residents on the estate, adds a unique touch to the outdoor space, allowing for serene views and the opportunity to observe local wildlife and unwind in the peaceful setting against the tranquil backdrop of the river, this property's outdoor space offers a versatile and inviting environment for all to enjoy. Private parking to the front provides off road parking for two vehicles.





Travel out of Kendal along Aynam Road, be in the left-hand lane, and continue on to Lound Road. At the roundabout, take the second exit onto Natland Road. Travel past the Westmorland Veterinary Group and then take the next right-hand turn just over the brow of the hill to High Kent Close. Bear left, and the property is on the right-hand side, as identified by our for sale board.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### ENTRANCE

To the front of the property, the composite entrance door with glazed panels opens to the hall.

### HALL

9' 4" x 3' 8" (2.84m x 1.12m)

There is a radiator, a door to the ground-floor WC, a door to the lounge, and the stairs rise to the first-floor landing.

### GROUND FLOOR WC

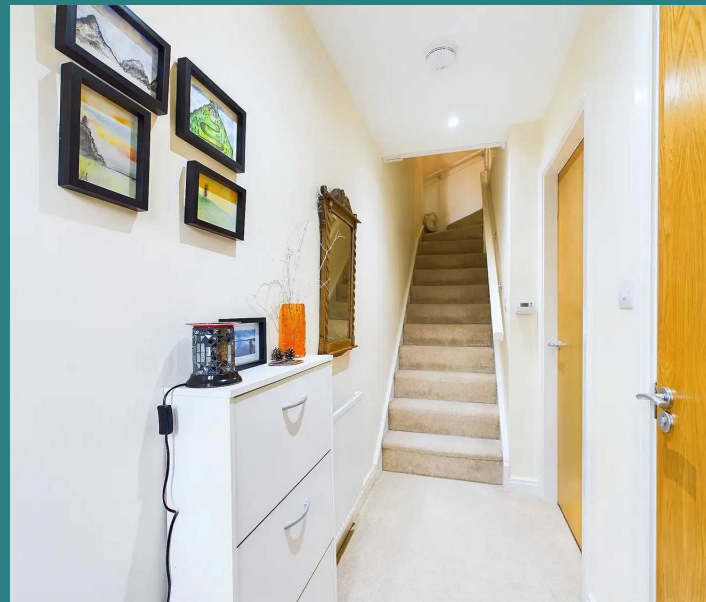
5' 7" x 2' 11" (1.70m x 0.89m)

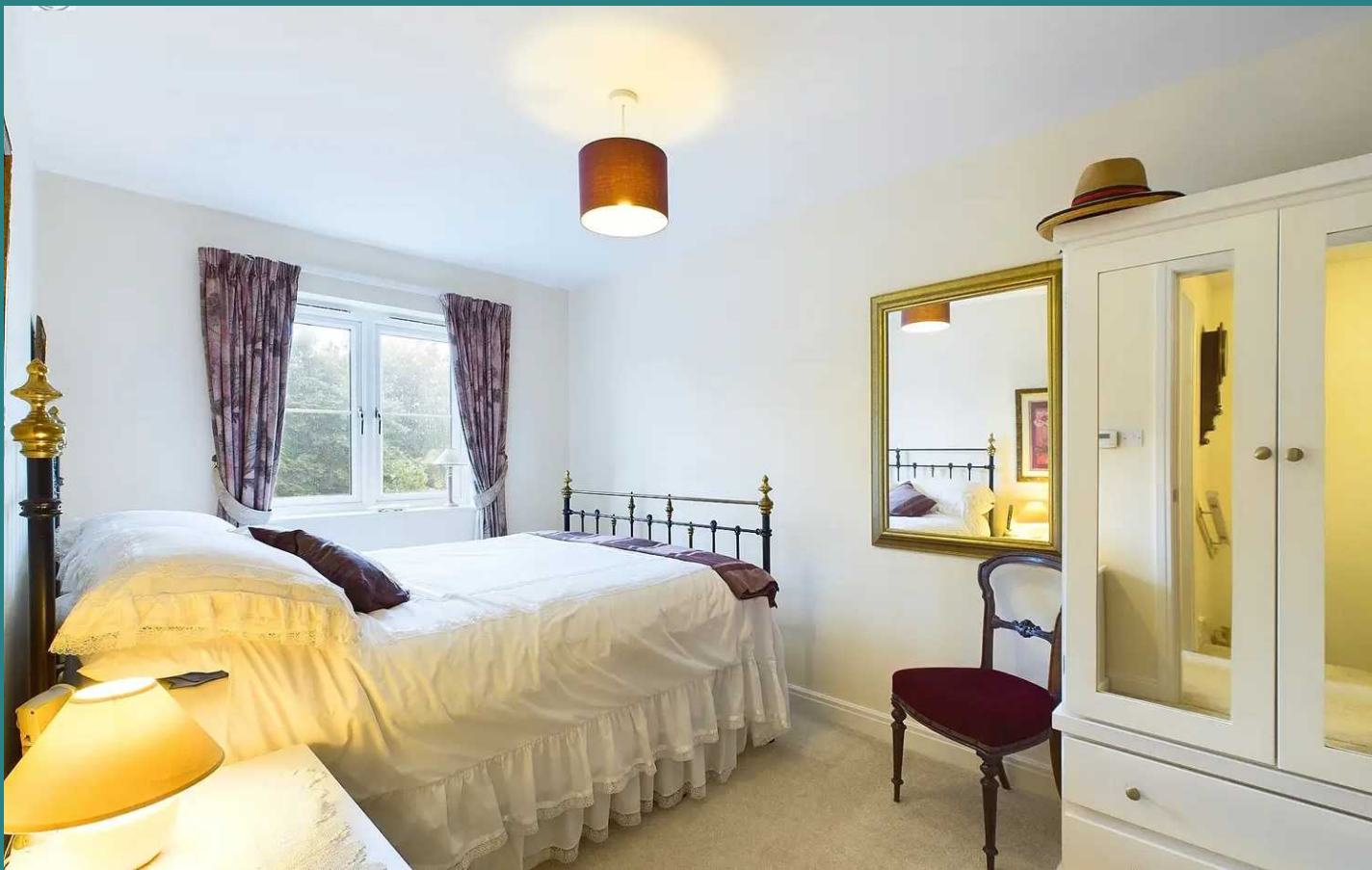
The suite comprises a pedestal wash hand basin and WC. There is a radiator, an electric fuse box, and a uPVC double-glazed window with privacy glazing to the front.

### LOUNGE

14' 10" x 12' 0" (4.52m x 3.66m)

To the front of the property, the lounge has a radiator, a uPVC double-glazed window, and a door to the kitchen/dining room.





## KITCHEN/DINING ROOM

To the rear of the property, the kitchen has a range of white fitted storage units (one housing the Logic boiler) with a contrasting dark worktop incorporating a stainless steel sink. There is an integrated dishwasher, space an under counter washing machine, a built-in oven, a four-burner gas hob, an extractor fan, and an under-counter fridge. A door opens to the under-stair storage area. There is a uPVC double-glazed window to the rear and uPVC patio doors opening to the rear garden.

## UNDER STAIR STORAGE

A good-sized storage space with power and light.

## FIRST FLOOR LANDING

9' 4" x 3' 9" (2.84m x 1.14m)

Doors open to the three bedrooms and bathroom. There is an access hatch to the insulated loft space and a door to a large storage space of the stairs with light.

## BEDROOM ONE

13' 0" x 8' 1" (3.96m x 2.46m)

To the rear of the property, this double bedroom has a radiator and a uPVC double-glazed window. A door opens to the en-suite shower room.

## EN-SUITE

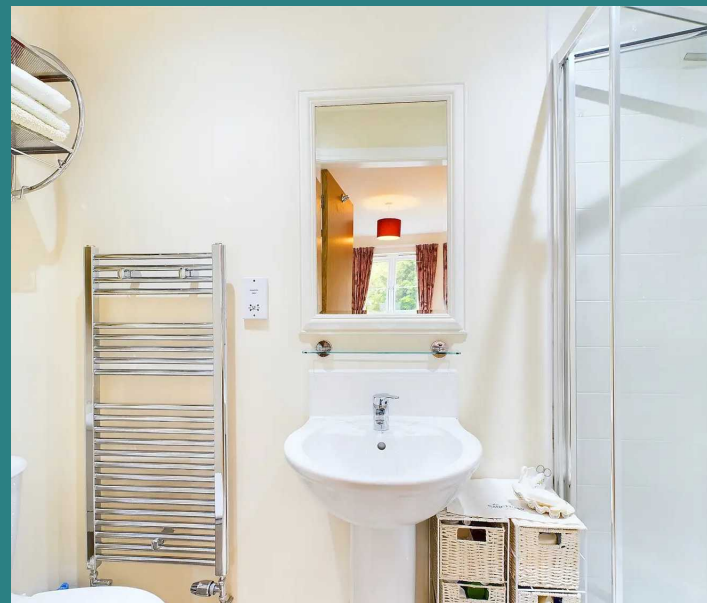
2' 10" x 8' 1" (0.86m x 2.46m)

The suite comprises a shower cubicle, a pedestal wash-hand basin, a WC and a chrome ladder radiator.

## BEDROOM TWO

8' 10" x 8' 1" (2.69m x 2.46m)

To the front of the property, the double bedroom has a radiator and a uPVC double-glazed window.





### BEDROOM THREE

9' 7" x 6' 10" (2.92m x 2.08m)

To the rear of the property, this single room has a radiator and a uPVC double-glazed window.

### BATHROOM

5' 7" x 6' 9" (1.70m x 2.06m)

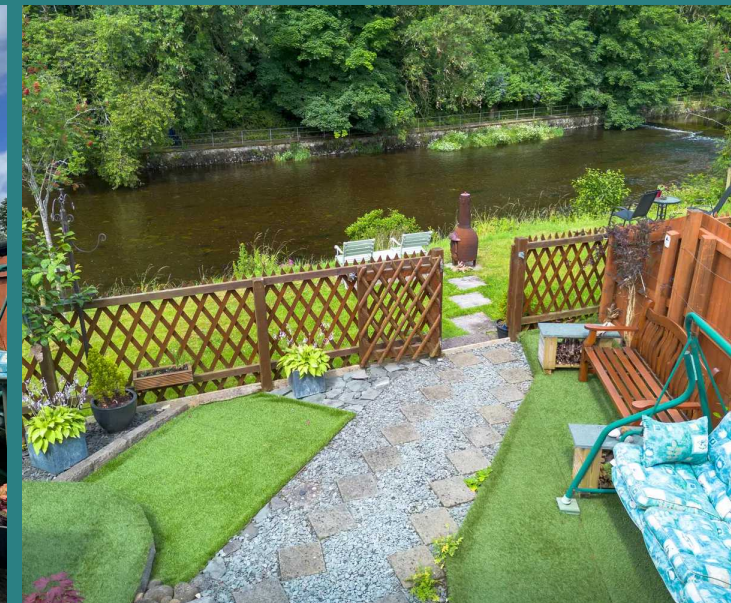
The suite comprises a panel bath with an electric shower over and screen, a pedestal wash hand basin, and a WC. There is a chrome ladder radiator and a uPVC double-glazed window with privacy glazing.

### GARDEN

To the front of the property is a block of paved off-road parking for two vehicles. There is a small planted bed and a path along the front of the property to gated access along the side. A paved path leads to the rear garden. The low-maintenance rear garden has a paved patio with areas of decorative slate chippings and artificial lawn. There is a timber shed and a smaller plastic storage shed. The garden is fenced with access the river bank, which is common ground for the home owners on the estate and allows for an abundance of wildlife to be seen.

**SERVICES:** Electric, gas, mains water and drainage with pumping station, water meter, Broadband (FFTP fibre to the premises)

**SERVICE CHARGE:** Annual service charge payable to Trinity Property Management of £495.36 payable to 1st September 2024 when the fee is reassessed and includes the landscape maintenance, pump maintenance, electricity charges, general repairs and maintenance and the private roadway/car park.





Ground Floor



**Bathroom**  
2'10" x 8'1"  
0.87 x 2.47 m

Floor 1

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

762.94 ft<sup>2</sup>

70.88 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.





## Arnold Greenwood Estate Agents

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Verified reviews from homeowners