



12 Kendal Parks Road

Kendal, Cumbria, LA9 7NG

Guide Price £575,000

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Kendal, Cumbria

An opportunity has emerged to acquire a remarkable four-bedroom detached three story residence situated in the sought-after area of Kendal Park within the historic market town of Kendal. This exceptional executive family home was constructed in 2018 by the esteemed builders Story Homes. The property features contemporary, spacious living spaces distributed across three levels, equipped with modern luxury fixtures and fittings throughout, including oak doors, a Nixon Kitchen, Porcelanosa tiling, Crosswater sanitary ware, and Kelly Hoppen brassware. The family-sized accommodation briefly consists of a family/lounge room, a sitting room, a dining room, a breakfast kitchen, a utility room, and four double bedrooms. Externally, the property provides double driveway parking, a front garden, and a splendid enclosed garden at the rear.

A fine detached home located in a sought-after residential neighborhood to the south of Kendal. This property is ideally positioned for the numerous amenities found both within and surrounding the market town, providing convenient access to the mainline railway station at Oxenholme which is within walking distance, as well as road connections to the M6 and both the Lake District and Yorkshire Dales National Parks. There are a range of local schools nearby, Heron Hill primary school is within walking distance, Kirkby Kendal secondary school, as well as Kendal Leisure Centre, equipped with a swimming pool.



Accommodation

A front door leads into a spacious ground floor hallway with Amtico tiled flooring and under stairs cupboard giving access to

Cloak Room

A spacious cloakroom is equipped with stylish white sanitary fixtures from Crosswater, which include a WC and a hand basin, and is adorned with Porcelanosa tiles on both the floors and walls.

Family Room

A spacious, well-lit room situated on the ground floor, featuring a large window that overlooks the front of the property. This room serves as a flexible area that can easily be transformed into a ground floor double bedroom, playroom, or home gym. It is equipped with ceiling spotlights, a central ceiling light, a radiator, as well as phone and aerial points.



Garage

A spacious double garage that provides extra storage capacity at the back. Inside, there is a wall-mounted Valliant gas boiler and an electric vehicle charging station.

Stairs lead up to the first floor landing giving access to-

Utility Room

The gleaming floor tiles guide you through a door into a spacious room equipped with a variety of base cabinets, a work surface, and a sink unit. Additionally, there is an integrated washer-dryer and an external door leading out to the garden.

Cloak Room

There exists an additional cloakroom featuring sophisticated white sanitary fixtures from Crosswater, which includes a WC and a hand basin, all complemented by Porcelanosa tiling on both the floors and walls.

Study/playroom

A versatile space currently used as a home office but would suit as a dining room, fifth bedroom or hobby room.



Lounge

A spacious living room situated at the front of the property, featuring a window that provides stunning views of the countryside, including a distant view of Scouts Scar. The room is equipped with a radiator and has TV aerial and phone points. It is currently utilized as a family room.



Kitchen/Diner

A delightful and well-lit family area equipped with a contemporary Nixon Kitchens design in dark grey, complemented by a resin worktop. It features multiple AEG integrated appliances, including a dishwasher, a stainless steel double oven, a 5-burner stainless steel gas hob, a chimney hood, a fridge/freezer, and a microwave. There is plenty of room for a family breakfast table situated on an elegant polished tiled floor. Besides the kitchen window, the space is further enhanced by bi-fold doors, which invite the outdoors in and establish a seamless connection to your garden.





Principle Bedroom

This is a spacious double bedroom located at the front of the property, offering breathtaking views of Scouts Scar. It features an en-suite shower room equipped with a generous walk-in shower that includes both a ceiling-mounted shower head and a handheld shower head. The room is adorned with stylish taps designed by the esteemed Kelly Hoppen and elegant white sanitary ware from Crosswater, which comprises a WC and a hand basin.



Bedroom Two

Located at the back of the property, with a view of the garden, is a second spacious double bedroom. The room is equipped with a radiator.



Bedroom Three

A further double bedroom at the rear of the property with window and a radiator.



Bedroom Four

A spacious single bedroom or a comfortable double bedroom, this adaptable room is currently utilized by the owners as an office space. However, it would also serve perfectly as a child's bedroom, situated at the front of the property with views overlooking Scout Scar. It is equipped with a radiator.



Family Bathroom

A spacious bathroom featuring luxurious fixtures and fittings, including a four-piece elegant white sanitary ware set from Crosswater. It boasts a generous walk-in shower equipped with a ceiling-mounted shower head, as well as a bath and a hand basin vanity unit that offers drawer storage underneath, both adorned with stylish taps designed by the renowned Kelly Ho.





Outside

There is a block-paved double driveway providing parking at the front of the house, accompanied by a well-kept lawn and railings on the side. The back of the property features a generously sized private garden that includes a paved patio/barbecue area, a well-maintained lawn, and an decorative retaining wall.

Tenure

Freehold. Please note there is a management fee of £125 payable annually to cover the costs of the retained communal land and facilities at the development.

Council Tax

F

Services

Mains electricity, mains gas, mains water, mains drainage

Broadband Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Directions

From the M6 leave the motorway at Junction 37, turning right on to the A684. Follow the A684 for about 4 miles, before turning left onto Hayclose Lane. After approximately 1 mile, turn right onto the B6254/Oxenholme Road. Follow this road for 1 mile, passing Oxenholme Lake District train station along the way and taking the second exit at the mini-roundabout, keeping on the B6254. After about a ¼ of a mile, turn right onto Kendal Parks Road where number 12 can be found of the left hand side

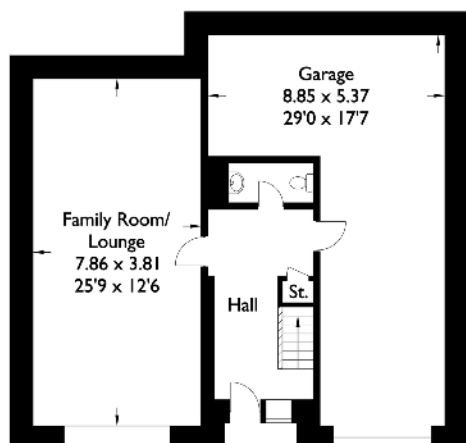


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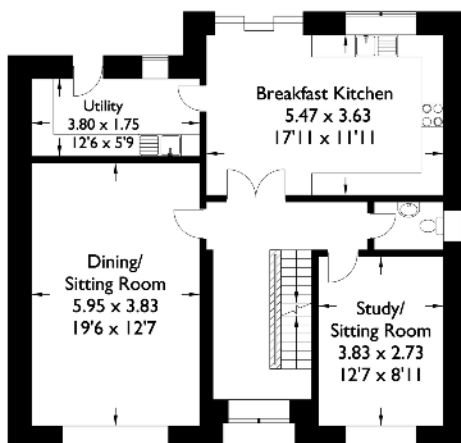
Approximate Gross Internal Area : 185.60 sq m / 1997.78 sq ft

Garage : 32.03 sq m / 344.76 sq ft

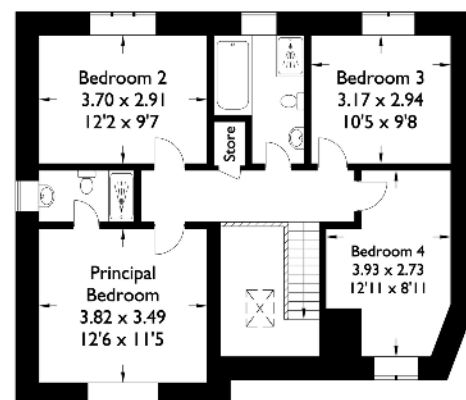
Total : 217.63 sq m / 2342.55 sq ft



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

**MATTHEWS
BENJAMIN**

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.