



63 Kendal Parks Road, Kendal
£400,000



63 Kendal Parks Road

Kendal

Situated within a popular residential development on the outskirts of Kendal, this well presented semi detached home offers spacious accommodation, a generous rear garden and a practical layout well suited to modern family living. Conveniently located within easy reach of local amenities, supermarkets and Oxenholme railway station, the property enjoys a quiet setting whilst remaining well connected to the surrounding area.

The accommodation is arranged across two floors and provides bright and comfortable living space throughout. The sitting room offers a welcoming environment for everyday living, while the modern fitted kitchen serves the property well. To the rear, an extension has created additional living space in the form of a sun room, providing flexibility for dining, relaxing or entertaining whilst enjoying views across the garden.

The property offers three bedrooms, including a principal bedroom benefitting from en-suite facilities. A family bathroom serves the remaining accommodation, while a useful ground floor WC adds further convenience for everyday living.

Externally, the property enjoys a generous rear garden providing excellent outdoor space for relaxing and entertaining. Designed with ease of maintenance in mind, the garden combines paved seating areas with artificial lawn. A driveway provides parking and is complemented by a garage offering additional practicality and storage, together with a useful utility room. Combining spacious accommodation, low maintenance outdoor space and a convenient location, this is a superb opportunity to acquire a ready to move into home within a popular Kendal setting.

- Well presented semi detached family home within a popular residential development
- Convenient location on the outskirts of Kendal, close to amenities and Oxenholme railway station
- Spacious sitting room providing a comfortable and welcoming living area
- Sun room extension creating additional living and entertaining space
- Modern fitted kitchen offering excellent practicality for everyday living
- Three bedrooms including a principal bedroom with en-suite facilities
- Family bathroom together with a useful ground floor WC
- Attractive rear garden enjoying pleasant views towards the surrounding area
- Driveway parking and garage together with a useful utility room providing additional storage and practicality
- Bright and versatile accommodation ideally suited to a range of buyers

WHAT3WORDS://island.length.blame

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





HALLWAY

16' 7" x 4' 11" (5.05m x 1.50m)

LIVING ROOM

15' 6" x 9' 10" (4.72m x 2.99m)

KITCHEN

16' 6" x 9' 2" (5.03m x 2.80m)

SUN ROOM

13' 1" x 8' 3" (3.99m x 2.52m)

LANDING

8' 5" x 3' 8" (2.57m x 1.13m)

BEDROOM

11' 5" x 10' 7" (3.48m x 3.23m)

BEDROOM

9' 3" x 9' 1" (2.81m x 2.78m)

BEDROOM

9' 3" x 7' 1" (2.82m x 2.15m)

BATHROOM

8' 4" x 5' 11" (2.53m x 1.80m)

EN SUITE

7' 9" x 4' 4" (2.35m x 1.33m)

WC

5' 10" x 3' 5" (1.78m x 1.04m)

UTILITY ROOM

10' 1" x 4' 0" (3.07m x 1.22m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING B

COUNCIL TAX BAND currently Band D

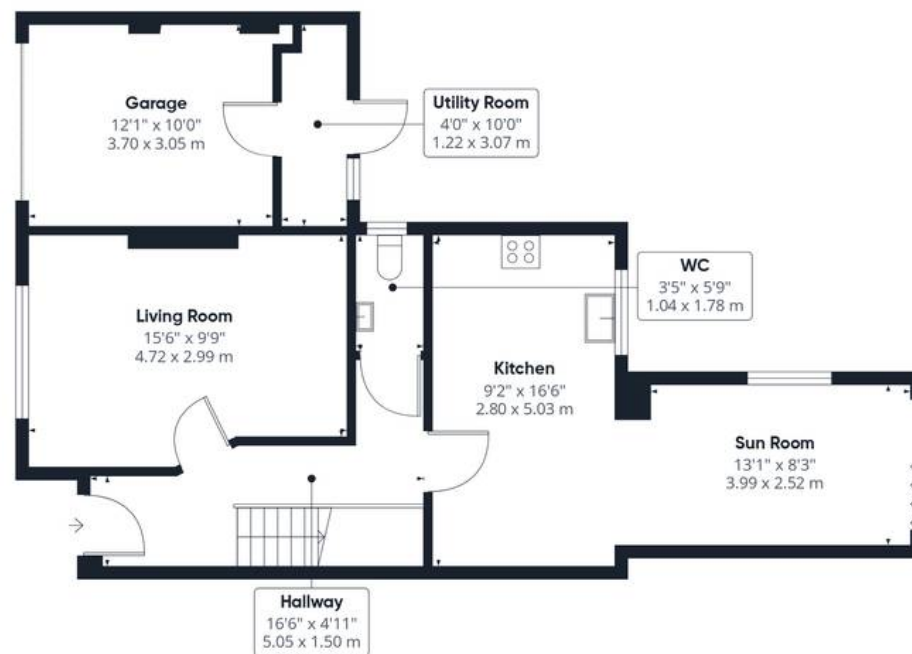
TENURE: FREEHOLD

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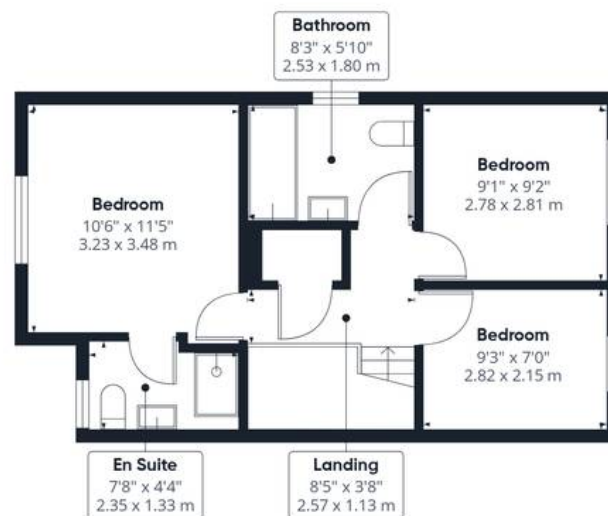


Ground Floor

Approximate total area⁽¹⁾

1129 ft²

104.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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