



1 Chalk Grove, Kendal

Cumbria

Guide Price **£615,000**

1 Chalk Grove

Kendal, Cumbria

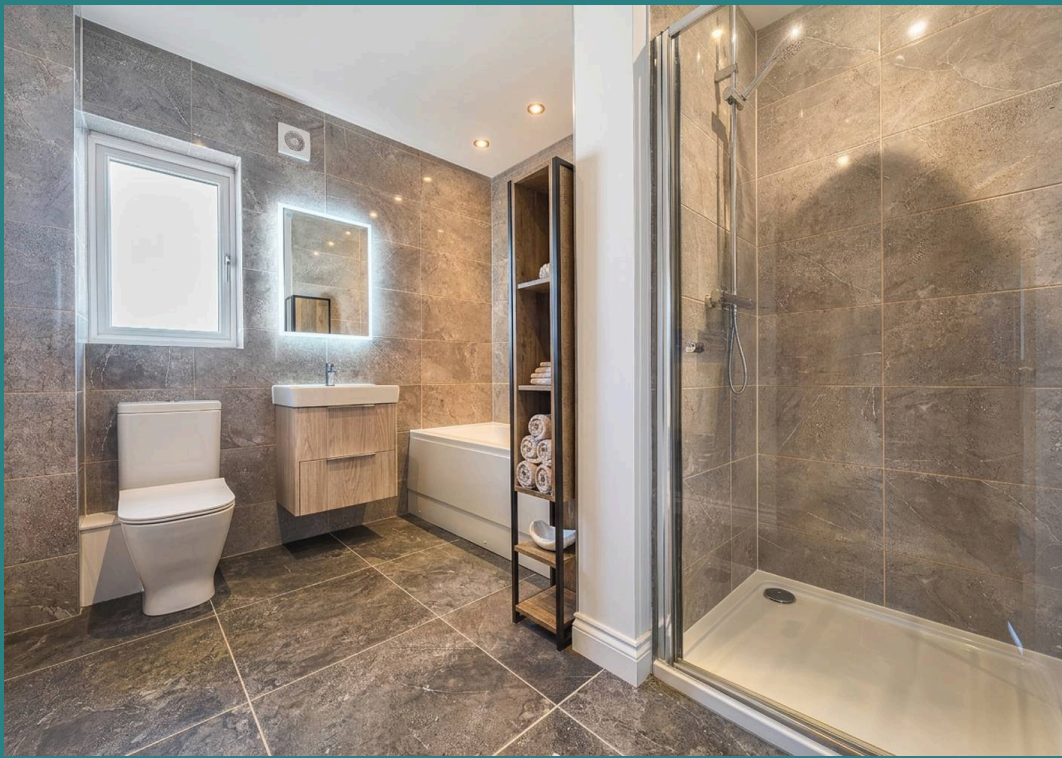
Presenting this impressive four bedroom detached house, situated in a highly sought after location and offering an exceptional blend of modern living and timeless comfort. This spacious home welcomes you with a generous entrance hall, leading into an expansive open plan kitchen living area, perfectly designed for both family life and entertaining. The modern kitchen features high quality integrated appliances, sleek cabinetry, and ample workspace, making it ideal for culinary enthusiasts. The living and dining space is flooded with natural light, thanks to the striking bi-fold doors (which create a seamless connection to the outdoors and enhance the sense of space). Each of the four bedrooms is well proportioned, providing flexible accommodation for families, guests, or working from home. The principal bedroom benefits from scenic countryside views and a luxurious en-suite bathroom, complete with a walk-in shower. The additional bedrooms are served by a stylish family bathroom with both a bath-tub and a separate walk-in shower. Throughout the property, tasteful décor and high quality finishes create an inviting atmosphere, while practical features such as ample storage and a utility area add to every-day ease. The integrated garage offers secure parking and further storage options, complemented by additional off-road driveway parking for multiple vehicles. This home is ideally positioned to capture picturesque views of the surrounding countryside, providing a tranquil backdrop. With its blend of spacious interiors, modern amenities, and a prime location, this detached house presents an opportunity to acquire a stylish and versatile family home. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.











GARDEN

Large private garden with lawn and patio seating area.

Garage

Single Garage

Driveway

3 Parking Spaces

EV point

Energy Efficiency Rating: B

Annual maintenance charge of £325.50 to cover grass cutting of road side verges and children's playground.



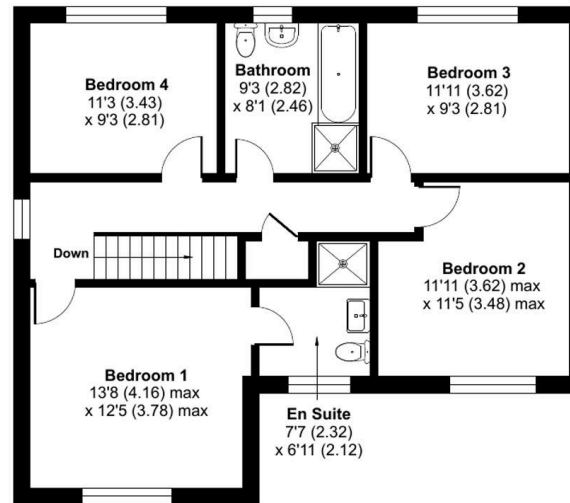
Chalk Grove, Kendal, LA9

Approximate Area = 1470 sq ft / 136.5 sq m

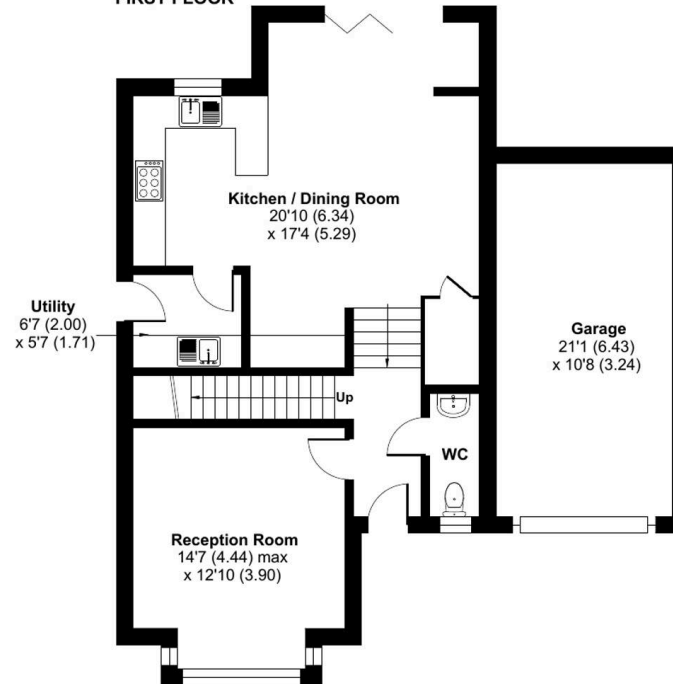
Garage = 226 sq ft / 20.9 sq m

Total = 1696 sq ft / 157.4 sq m

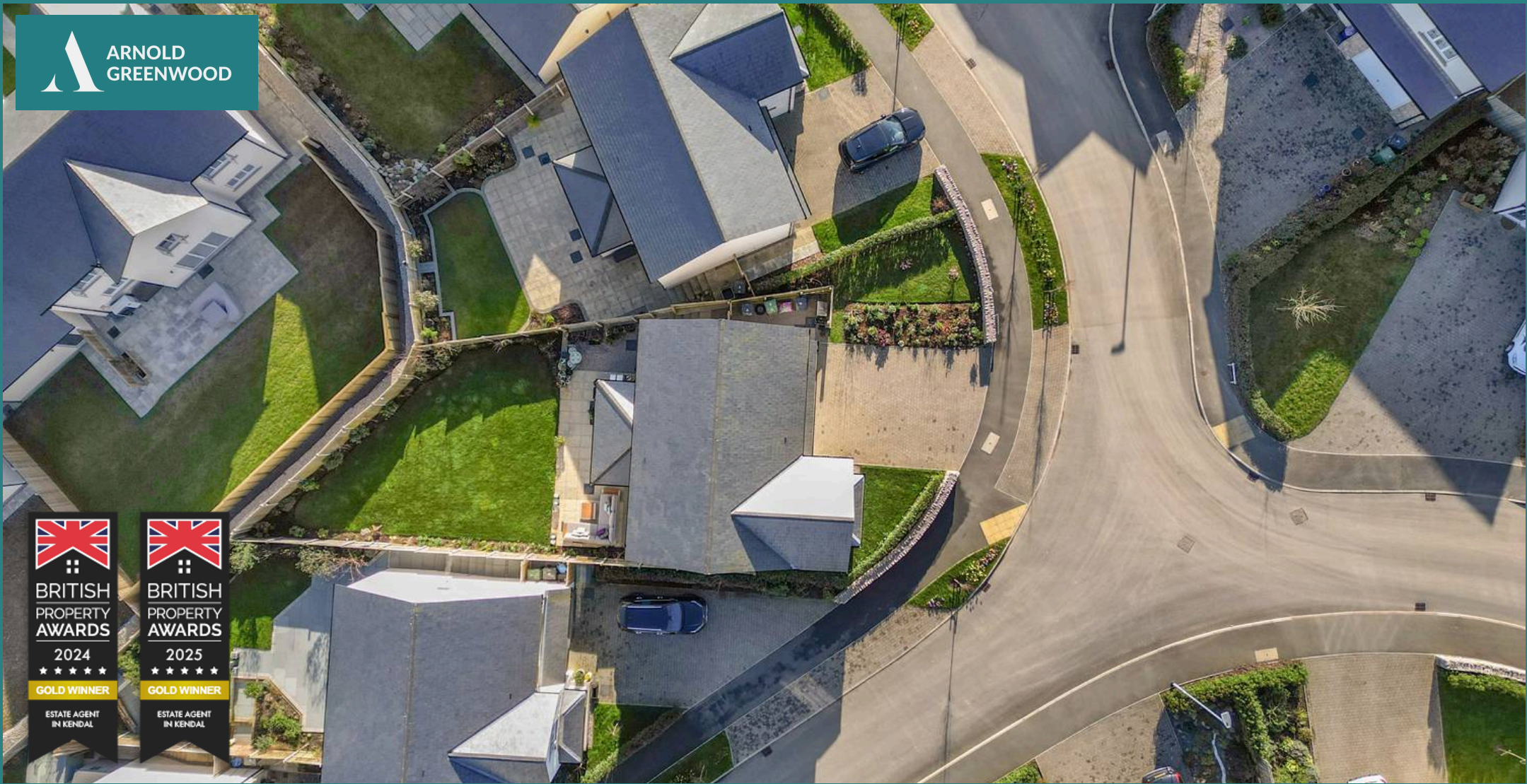
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

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.

