



# Kendal

£375,000

67 Silver Howe Close, Kendal, Cumbria, LA9 7NW

Welcome to 67 Silver Howe Close, an immaculately presented semi-detached bungalow occupying an elevated corner plot in a cul-de-sac within a popular residential estate on Kendal's south side. The home enjoys open views across to The Helm and surrounding countryside, while being close to local shops, amenities, schools and parks. With Oxenholme railway station nearby, commuting to London (Euston) and Glasgow is straightforward, making this an ideal property for downsizers, professionals, or anyone seeking a move-in-ready home.

The bungalow has been thoughtfully upgraded and modernised throughout, offering versatile, open-plan living. Accommodation comprises a fitted kitchen, living area with direct access to the rear garden, dining space, two double bedrooms and a contemporary shower room. Externally, the property benefits from well-maintained front and rear gardens, a detached garage and off-road parking. With no upward chain, this property is ready to move in and enjoy immediately.

## Quick Overview

- Semi detached bungalow
- Immaculately presented
- Versatile open plan living
- Two bedrooms
- Modern shower room
- Well maintained gardens
- Detached garage and off road parking
- No upward chain
- Gas central heating
- Ultrafast broadband speed\*



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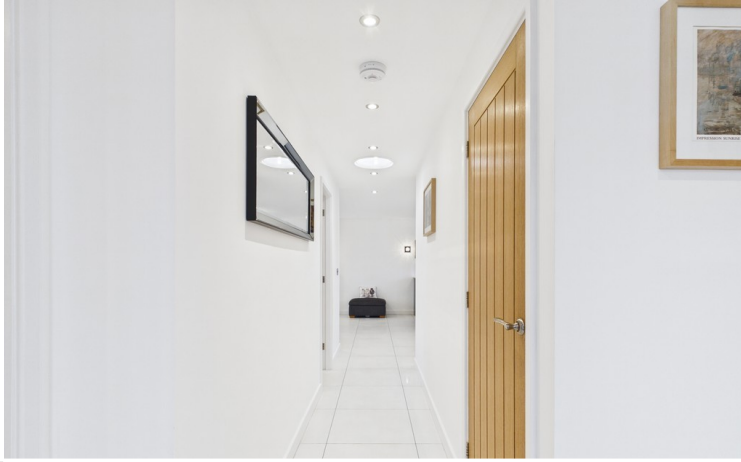


Ultrafast



Garage & off road parking

Property Reference: K7238



Entrance Hall

Stepping through the front door into the entrance hall, the attention to detail is immediately apparent. The hall features a stylish white tiled floor, a useful storage cupboard housing the wall-mounted gas boiler, and loft access, providing a central route to all main rooms.

To the right is the modern shower room, fitted with a three-piece suite comprising: a shower cubicle with rainhead and handheld attachments, a vanity unit with wash hand basin and a WC. The room is finished with tiled walls and floors, underfloor heating, a heated towel rail, recessed downlights and a window for natural light.



Kitchen

Adjacent is the second bedroom, a generous double with a view of the rear garden. It features a tiled floor, a built-in wardrobe with matching side drawer, recessed downlights and wall-mounted lighting. Further along the hall is bedroom one, another double enjoying views over the rear garden and open countryside. It comes complete with fitted furniture including; a double and triple wardrobe, overhead storage and drawers and then two matching bedside drawers, tiled flooring, recessed downlights and wall lights.

At the heart of the home is the spacious, open-plan living area, where the sleek white tiled floor flows seamlessly from the living space through to the dining area and kitchen, creating a bright and connected layout. The living area features a stylish built-in media wall with electric fire and bookshelves and patio doors that open onto the rear garden, bringing in natural light and providing a lovely connection to the outdoors. The dining area is perfectly positioned to enjoy views across to The Helm, while the kitchen also benefits from these same scenic vistas. The kitchen is fitted with sleek grey wall and base units, complemented by matching worktops and uplifts and features a breakfast bar with a matching upstand. The worktops incorporate an inset sink with drainer and the kitchen is equipped with a range of integrated appliances including; a Bosch oven and microwave, a four-ring electric hob with concealed extractor and a washing machine. Creating a versatile and inviting space perfect for everyday living and entertaining.



Dining Area

Externally, the property offers off-road parking leading to a detached garage. The front garden is designed to be low-maintenance while still making a statement, with an artificial lawn, decorative centrepiece, timber planters and stone borders, all framed by open views of The Helm and countryside. The rear garden features a patio, artificial lawn, raised flower beds, a water feature and steps leading to the garage and rear gate, offering a perfect balance of style and practicality.



Living/dining area

Offered with no upward chain, 67 Silver Howe Close is a versatile and stylish home ready to move in and enjoy. Early viewing is highly recommended to fully appreciate the



Living Area



Kitchen



Bedroom One



Bedroom Two



Shower Room



Shower Room

thoughtful design, quality finishes and outstanding location this property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Open Plan Living Area

Living/Dining Area

12' 2" x 24' 7" (3.72m x 7.50m)

Kitchen

7' 10" x 9' 1" (2.40m x 2.78m)

Bedroom One

10' 7" x 10' 11" (3.24m x 3.35m)

Bedroom Two

7' 10" x 9' 10" (2.40m x 3.01m)

Shower Room

Parking: Off road parking.

Detached Garage: With electric roller door, panel door, power and light including a Schneider Electric point.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C

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

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

What3Words & Directions: [///parent.taker.shield](https://parent.taker.shield)

Take Burton Road out of Kendal and continue past The Kendal Leisure Centre. At the traffic lights, take the first left onto Heron Hill, then the first right onto Esthwaite Avenue. Continue up the hill and turn left onto Silver Howe Close. Follow the road to the top, bear right, and take the first left into the cul-de-sac. Number 67 is the first bungalow on the right, at the start of the cul-de-sac.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Rear Garden



Front Garden



Rear Garden

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Request a Viewing Online or Call 01539 729711

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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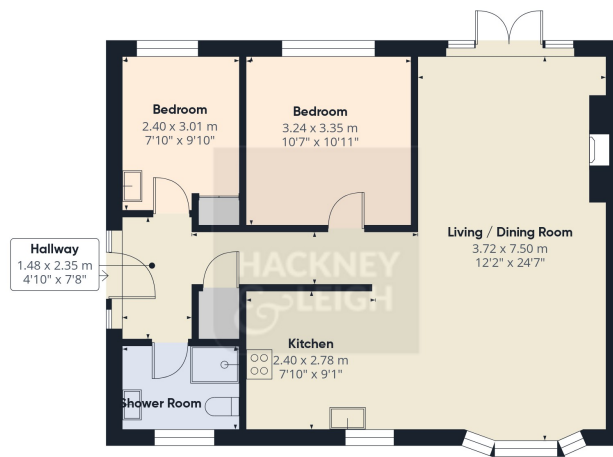


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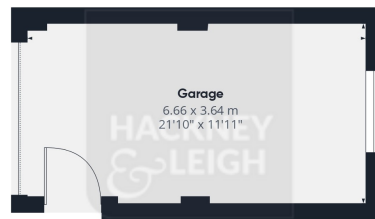
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Floor 0 Building 1

Approximate total area<sup>m</sup>  
92.5 m<sup>2</sup>  
994 ft<sup>2</sup>



Floor 0 Building 2

(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.

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## A thought from the owners...

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