



19 Silver Howe Close, Kendal
Asking Price £400,000

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Thomson Hayton Winkley



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A deceptively spacious house occupying an elevated position with views across the town towards Scout Scar and the Lakeland fells. Having a sitting room with balcony, excellent dining kitchen, three bedrooms, bathroom, en suite, cloakroom, cinema room/ study, garage, parking and gardens.







19 SILVER HOWE CLOSE

A well proportioned detached house boasting magnificent panoramic views from the rear aspect across the town towards Scout Scar, Kendal Golf Course and the Lakeland fells. The property is pleasantly located in a popular residential area convenient for the many amenities both in and around the market town and is within easy reach of the Lake District National Park, the main line railway station at Oxenholme and road links to the M6.

The well presented accommodation briefly comprises porch, entrance hall, sitting room with balcony, excellent dining kitchen with access to the garage and utility space, a double bedroom and cloakroom to the ground floor, and a hallway with external access, two double bedrooms, with one having an en suite shower room and walk in wardrobe, a bathroom and a cinema room/study on the lower ground floor. The property benefits from double glazing and gas central heating.

Outside there is ample off road parking to the front of the house and garage, and generous versatile outdoor space at the rear.

GROUND FLOOR

PORCH

10' 11" x 4' 0" (3.33m x 1.22m)

Double glazed door and windows, UPVC roof, light and power, wall light.

ENTRANCE HALL

9' 4" max x 7' 1" max (2.87m x 2.18m)

Double glazed door with adjacent double glazed window to porch, loft access, feature shelving.

SITTING ROOM

16' 6" x 12' 5" (5.05m x 3.79m)

Double glazed door to balcony with adjacent double glazed window, two radiators, feature recess shelf with beam.

DINING KITCHEN

15' 7" max x 9' 2" max (4.76m x 2.80m)

Double glazed window, radiator, excellent range of base and wall units, undermounted composite sink to granite worktops and upstands, built in oven and combination oven/microwave, five burner gas hob with glass splashback and extractor hood over, under wall unit lighting, plumbing for dishwasher.

BEDROOM

10' 2" x 9' 1" (3.12m x 2.79m)

Double glazed window, radiator, built in cupboard.

CLOAKROOM

5' 11" x 2' 9" (1.82m x 0.84m)

Single glazed window to porch, two piece suite in white comprises W.C. and wash hand basin to vanity with tiled splashback.





LOWER GROUND FLOOR

HALL

15' 11" max x 9' 4" max (4.87m x 2.85m)

Double glazed door with adjacent double glazed window, radiator, wall light.

BEDROOM

14' 5" max x 9' 10" max (4.40m x 3.02m)

Double glazed window, radiator, excellent range of fitted wardrobe, bedside units, dressing table, cupboards and shelving, recessed spotlights.

WALK IN WARDROBE

8' 8" max x 6' 4" max (2.66m x 1.94m)

Recessed spotlights, built in cupboards.

EN SUITE

8' 10" max x 5' 4" max (2.70m x 1.63m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with electric shower fitment, built in cupboard housing gas central heating boiler, recessed spotlights, extractor fan, partial tiling to walls, tiled flooring.

BEDROOM

11' 1" x 8' 2" (3.40m x 2.51m)

Double glazed window, radiator, built in wardrobe.

BATHROOM

7' 6" x 6' 9" (2.31m x 2.08m)

Double glazed window, radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with thermostatic shower over, built in cupboard, fitted mirror, fitted mirrored wall unit, tiling to walls and floor.

CINEMA ROOM/STUDY

13' 2" x 9' 3" (4.03m x 2.84m)

Natural light from hall, radiator, built in cupboards, wall light.

GARAGE WITH UTILITY SPACE

19' 7" x 10' 0" (5.99m x 3.06m)

Up and over door, double glazed window, light and power, base and wall units, fitted worktop and shelving, plumbing for washing machine, space for freezer and tumble dryer, overhead storage.

OUTSIDE

There is ample driveway parking to the front of the house and garage together with two flower beds. The rear of the property offers versatile enclosed split level outside space which include a terrace, vegetable patch, areas with gravel and slate chippings and a variety of established trees and shrubs. The balcony, which is accessed from the sitting room, takes full advantage of the magnificent panoramic views.

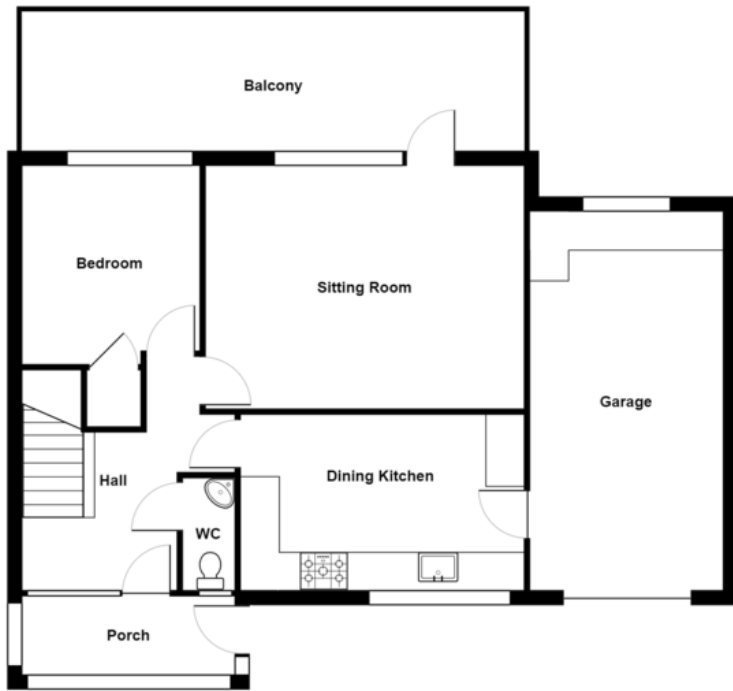
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

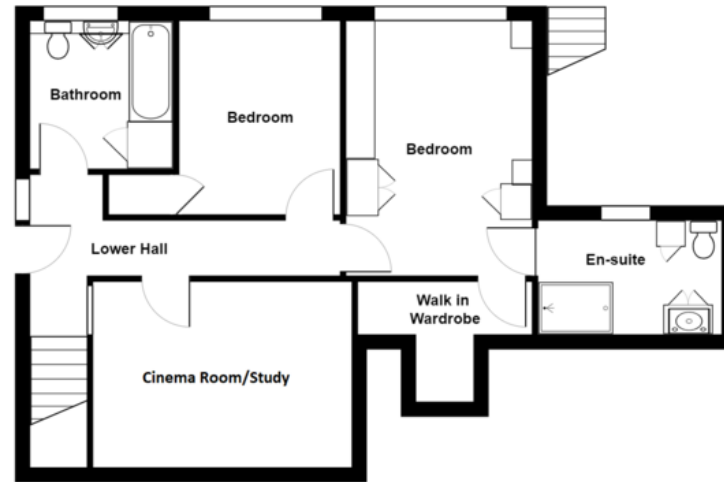
COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Ground Floor



Lower Ground Floor



19 Silver Howe Close, Kendal

Total Area: 131.8 m² ... 1419 ft² (excluding terrace)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the centre of Kendal proceed along the A65 (Burton Road) passing the Leisure Centre and turn left at the traffic lights onto Heron Hill. Turn right into Esthwaite Avenue and continue up the hill taking the second left turn into Silver Howe Close, number 19 is situated on the left.

WHAT3WORDS:
theme.wrong.comic

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