



# Kendal

£335,000

62 High Cragg Close, Kendal, Cumbria , LA9 6HN

This attractive semi detached townhouse offers a modern 3 bedroom, 3 storey property with all modern fittings throughout, including contemporary bathroom and en suite, fitted kitchen. The well proportioned accommodation offers neutral décor throughout and is perfect for those seeking a home ready for immediate enjoyment.

Positioned within a quiet, friendly cul de sac, with off road parking, large integral garage useful for multiple purposes and secure rear garden, this home will appeal to those seeking an easily managed family home or excellent lock up and leave. Located within easy reach of primary and secondary schools, bus services, the train station, and town amenities, this townhouse offers both comfort and convenience for modern

## Quick Overview

- Semi detached 3 bedroom townhouse
- Arranged over 3 floors
- Stylish fitted kitchen
- Contemporary bathroom and en suite
- Modern presentation throughout
- Large integral garage & rear garden
- Gas central heating & UPVC double glazing
- Cul de sac position
- Parking for 2 vehicles
- Early viewing strongly advised



3



2



1



B



Fibrous & Open Reach available



Off Road Parking for 2 vehicles

Property Reference: K6821



Hallway



Living Room



Living Room



Cloakroom

**Location** From the A685 Appleby Road heading to the town centre, take a left turn into Sandylands Road and proceed past the Spar shop and upon reaching the pedestrian crossing take a left turn into Jenkin Rise. Follow the road up the hill and bear right, continue for approximately 300 yards passing the Chip Shop and turn left into Jenkins Cragg Court then onto High Cragg Close. Bear next right into High Cragg Close and follow the road around. Number 62 is to be found on the left hand side.

**Description** Nestled in a quiet cul-de-sac, this contemporary 3-storey townhouse offers a stylish and convenient living experience. Constructed by renowned developer Russell Armer, this property boasts a modern design with an integral garage, rear garden, and parking space for 2 vehicles.

On entering the ground floor entrance there is a area perfect for kicking off boots and shoes and hanging coats. Access is available into the integral garage and there are stairs to the first floor.

At landing level there is an open spindled balustrade and access to the second floor level. On this level there is an impressive light and airy Living Room with a front aspect which enjoys pleasant outlooks from the juliet balcony. Adjacent the cloakroom offers a modern 2 piece suite with WC and wall mounted wash basin. The stylish kitchen dining space positioned to the rear of the property offers access via UPVC double glazed sliding patio doors leading into the rear garden, bringing the outdoors into the dining space. The sleek fitted kitchen adds a touch of sophistication to the home and offers a good range of wall and base units with contour worksurface with upstands and inset 4 ring gas hob and extractor canopy over, built in electric oven, integrated fridge freezer and dishwasher. There is attractive wood effect flooring.

At second floor level there is access to three bedrooms, the main being a generous double with aspect to front and features an en suite facility for added privacy and convenience. Fitted with shower cubicle with chrome shower and rainwater head over, wall mounted wash basin, WC and complementary tiling to walls. Extraction and useful built in laundry cupboard. A further two bedrooms are located to the rear of the property and offers flexibility for further bedroom space or/and a study. The family bathroom is contemporary offering





Kitchen/Dining Room



Kitchen



First Floor Landing



Bedroom One



Bedroom One



Ensuite

panelled bath with shower over, WC and wall mounted wash basin. Wood effect flooring, extraction and spotlights.

Don't miss out on the opportunity to make this contemporary townhouse your new home sweet home. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

First Floor Landing

Living Room

17' 5" x 13' 8" (5.31m x 4.19m)

Dining Kitchen

17' 5" x 8' 7" (5.31m x 2.64m)

Second Floor Landing:

Bedroom One

11' 10" x 11' 3" (3.61m x 3.45m)

En-suite Shower Room

Bedroom Two

10' 11" x 8' 7" (3.35m x 2.62m)

Bedroom Three

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

**Outside:** To the front of the property is a block paved driveway for 2 vehicles and gated access to the side of the property.

The rear garden is level and has a paved patio space for outdoor entertaining, this is adjoined by a level lawned garden area with shrub borders to both sides.

**Integral Garage** With power, light, electric up and over door and plumbing for automatic washing machine. Water tap.





Family Bathroom



Bedroom Two



Bedroom Three



Garage



Garden

**Services:** Mains electricity, mains gas, mains water, mains drainage

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council – Band D

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

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

**What3Words:** ///united.rescue.grape



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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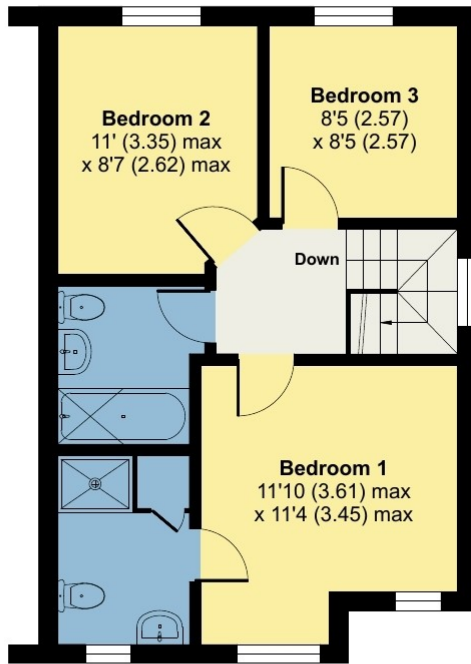
## 62 High Cragg Close, Kendal, LA9 6HN

Approximate Area = 1000 sq ft / 92.9 sq m

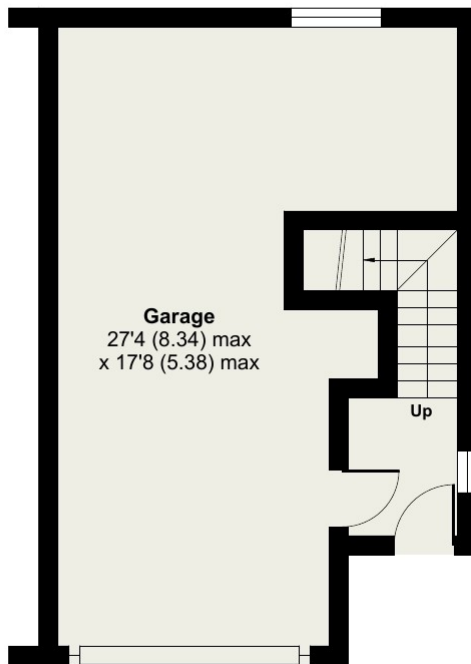
Garage = 372 sq ft / 34.5 sq m

Total = 1372 sq ft / 127.4 sq m

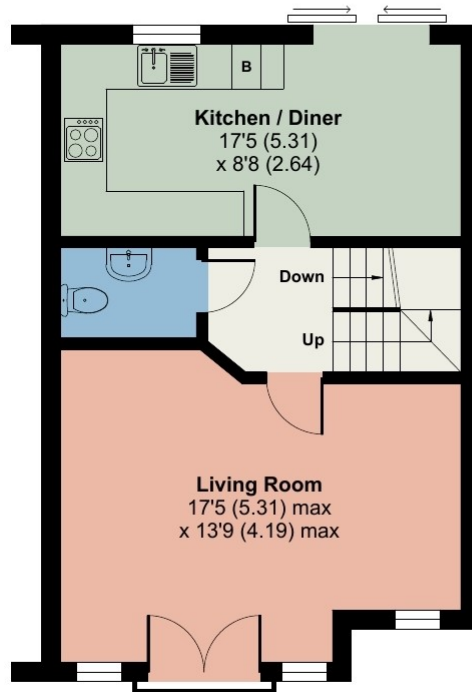
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

A thought from the owners.....” This is a great, bright house on a lovely street – will be very sad to leave”

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