



8 MARBLE CRESCENT, KENDAL, CUMBRIA, LA9 5FP
£750,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating and UPVC Double Glazing
- High End Finish
- Good Energy Efficiency
- Landscaped Gardens
- Excellent Location for Amenities and Travel In and Out of Town
- Oakmere Homes Development



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GARAGE &
PARKING

OVERVIEW

Having a generous corner plot, high spec and immaculate decoration, this executive style four bedroom detached home is perfectly designed for modern living. Forming part of the Ghyll Manor development with access to Scout and Cunswick Scars, the location is ideal for families and buyers who enjoy the outdoor life. All four bedrooms are doubles, two with ensembles, and are well balanced with the ground floor accommodation. The impressive kitchen diner runs along the rear of the house and has bi fold doors to the garden, high end appliances and space for a large family dining table. A formal lounge provides space to relax and features an ultra-realistic DRU fire with Diore porcelain wall plus a further snug/sitting room, ideal for teenage gaming, homework or quiet time. Completing the accommodation is a ground floor cloakroom/WC, utility room and a first floor study. The garden has been landscaped and now settles well into the surroundings. Lawn at the rear and side provides space for play and relaxation and there are two patios and a lovely summerhouse with views towards the distant Howgills.

ACCOMMODATION

From the well-kept front garden, a driveway has parking for two cars and there is an electric car charging point at the side. Once in the hallway, buyers will note the Amtico flooring that runs seamlessly through into the kitchen and the solid oak doors with a soft sheen finish reflect the light beautifully. Moving to the left into the lounge, a box bay window ensures the room is light and bright – the Diore porcelain chimney breast is a real statement within the





room and is fitted with a DRU Evolve three sided electric fire – a fantastic upgrade feature. Across the hallway is the snug, another bright room, ideal for homework and studies or as a second TV room or hobby space. Running along the rear of the house is the large kitchen diner. Having space for a generous family dining table, additional sofas or work stations could also easily be accommodated. Bi fold doors lead to the garden. The kitchen is fitted with German designed grey handleless units with under lighting, pan drawers and slim profile granite worktops. There are quality NEFF built-in appliances – a fridge freezer, dishwasher, induction hob and oven with separate grill. A built in cupboard under the stairs is perfect for household items and there is a breakfast bar. The adjoining utility has plumbing and space for a washing machine and dryer plus a sink unit and connecting door to the garage. The cloakroom/wc has a two piece suite and is a good size.

The galleried landing adds to the overall feeling of space within the property – nothing feels cramped or compromised. The master bedroom has a good range of built-in wardrobes and matching drawers. There is a dressing area to one side, also fitted with units and a mirror. The ensuite has a high end feel with a generous shower enclosure, a Laufen wall hung vanity hand basin and WC plus an LED mirror. The second double bedroom also has an ensuite, again with quality sanitary ware and presented in like new condition. The two further doubles are at the rear of the house with one having a built in cylinder cupboard. There are pleasant outlooks from the first floor – either towards trees at the rear or over rooftops at an angle towards the distant Howgills. The main bathroom boasts a four piece suite, the double ended bath gives a feeling of luxury and there is a good sized shower enclosure. An added bonus is the study - perfect for those who work from home and need a dedicated private space, this also ensures the house can be used as a true four bedroom home.



Externally, the owners have landscaped and maintained the gardens beautifully. The manicured lawn at the front is bounded by laurel hedging and there is parking for two cars

in front of the garage and the lawn continues at the side. A car charging point is installed. The enclosed rear garden is a good size with a patio close to the house and accessed from the dining area, a couple of steps lead up to a second, circular patio and there is a lawn with planted borders. A further lawn at the side is perfect for play and recreation and there is a rockery style border and many pretty flowering shrubs. A summerhouse has been added, ideal for enjoying the outdoor space in wetter weather. The integral garage is larger than expected and has an up and over door, power and light. The Worcester boiler is in the garage.

DIMENSIONS

Lounge 13' 5" x 21' 6" (4.10m x 6.56m) into bay

Snug 12' 0" x 11' 2" (3.66m x 3.40m)

Kitchen Diner 33' 6" x 13' 3" (10.20m x 4.04m) max

Utility Room 7' 0" x 6' 6" (2.14m x 1.98m)

WC 5'10" x 6' 5" (1.77m x 1.95m)

Bedroom 13' 8" x 13' 4" (4.18m x 4.05m) excl dressing area

Ensuite 8' 8" x 6' 0" (2.64m x 1.83m)

Bedroom 12' 0" x 10' 5" (3.65m x 3.18m) min

Ensuite 7' 11" x 4' 6" (2.41m x 1.38m)

Bedroom 12' 0" x 9' 1" (3.65m x 2.77m)

Bedroom 10' 3" x 9' 8" (3.12m x 2.95m) min

Bathroom 10' 4" x 5' 10" (3.14m x 1.77m)

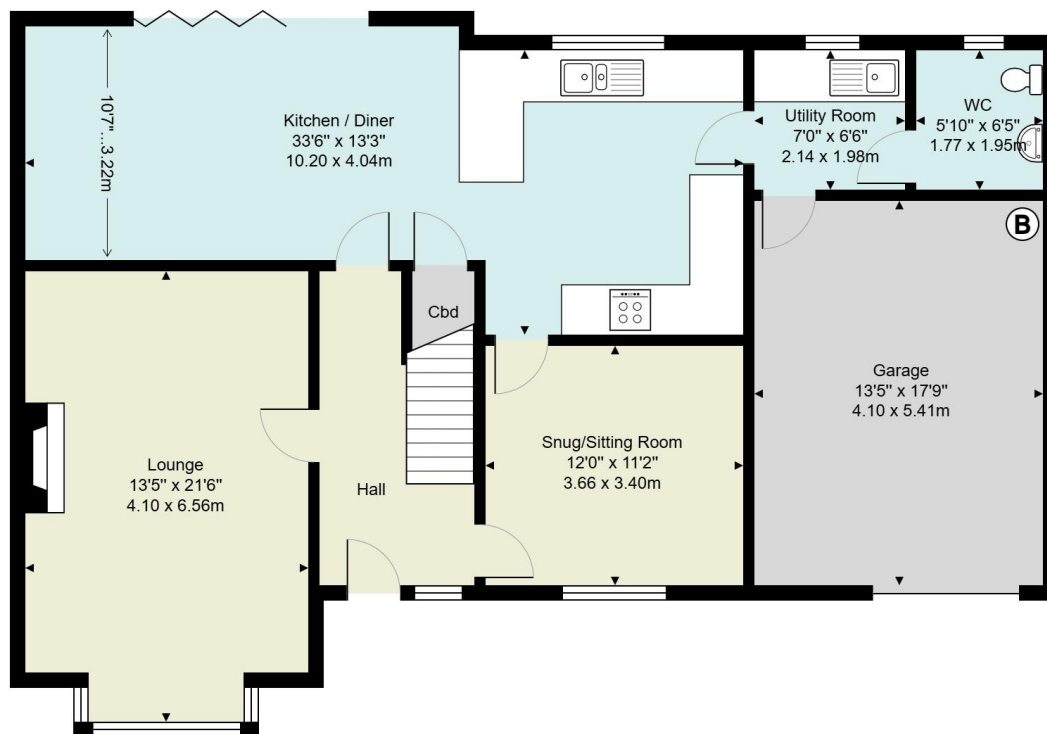
Study 6' 11" x 6' 3" (2.11m x 1.90m)

Garage 13' 5" x 17' 9" (3.66m x 3.40m)

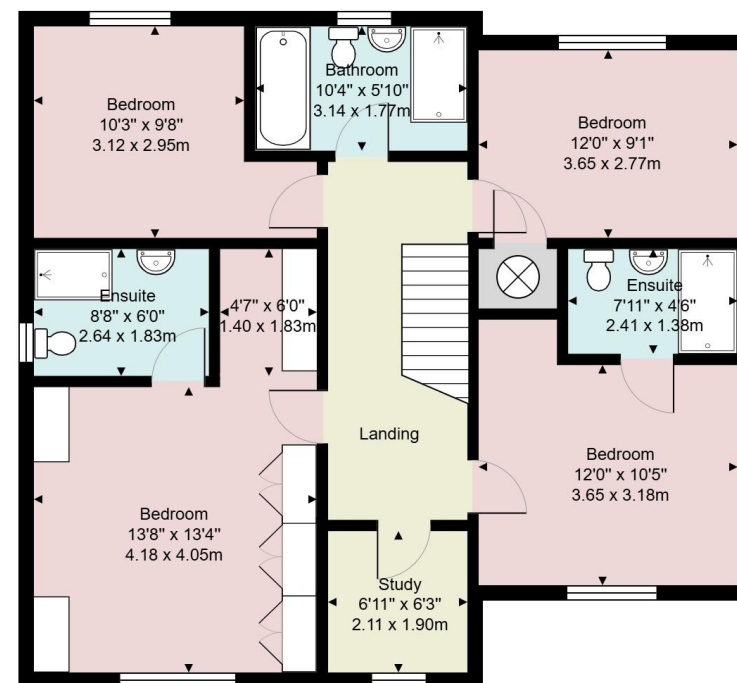








Ground Floor



1st Floor

Approx. Total Area: 2199 ft² ... 204.2 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the town hall, proceed up Allhallows Lane and round the corner onto Beast Banks. Continue past the green space on the left and up Greenside following signs to Underbarrow. Turn left onto Marble Crescent, pass the play area with number 8 being the next house on the right.

[what3words///sugar.quest.went](https://www.what3words.com/sugar.quest.went)

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage

Tenure: Freehold. A service charge of approx. £350 is payable annually for upkeep and maintenance of the communal green spaces. Please note there is a TPO on the beech tree in the garden. This has been checked by a tree surgeon with a report available.

Council Tax Band: F

EPC Grading: B

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