



12 MARBLE CRESCENT, KENDAL, CUMBRIA, LA9 5FP  
**£530,000**

**MILNE MOSER**  
SALES + LETTINGS

- Built in 2023 by Oakmere Homes
- Modern Development off Underbarrow Road
- Green Space and Play Park Close By
- Landscaped Garden
- Gas Central Heating
- UPVC Double Glazing
- Energy Rating B
- EV Car Charger



4



1



2



GARAGE &  
PARKING

### OVERVIEW

Presented to 'Show Home' standard, this immaculate detached family home is like new throughout and has many added extras. Perfect for modern living, there is a social 25ft high spec kitchen diner at the rear of the house with doors to the landscaped garden. The lounge offers a relaxing space in which to read or watch TV and there are four well-proportioned double bedrooms - three of which have fitted wardrobes. The ensuite and four piece bathroom have high quality sanitary ware and stylish tiling. Off road parking, a garage and well planned pretty gardens complete the picture of this perfect home. Painted white throughout, the property offers a neutral palette ready for the new owners to personalise to their own tastes.

### ACCOMMODATION

From the well planted front garden and driveway, a smart front door leads into the hallway. A welcoming space - oak doors complement the clean lines of the immaculate decor and stairs lead to the first floor. There is a generous cloakroom/WC and access to the integral garage. Moving into the lounge at the front of the house, the room has a feeling of calm and relaxation with a large box bay window overlooking the front garden. The impressive kitchen diner runs the full width of the house at the rear and is perfect for entertaining and everyday meals. Pale Amtico flooring runs throughout the space and there are double doors to the garden. High quality units topped with slim profile





marble worktops and NEFF appliances elevate the kitchen area and keep it clutter free. A breakfast bar has been integrated to the worktops for casual dining or a quick cup of coffee - a thoughtful addition. The adjacent utility room has matching units, flooring and worktops, plumbing for a washing machine, space for a freezer or dryer plus a door leading to the side access.

Once on the first floor, the size of the landing adds to the overall generous feel of the property. A window at the side keeps the space naturally light and the attractive galleried stairs are a lovely feature. The master bedroom is at the front of the house. Being a generous double, it also boasts a luxurious ensuite with a Laufen vanity unit, Roca WC, a large shower enclosure and Amtico flooring. There are three further double bedrooms, each with a built-in double wardrobe, ensuring there are no family arguments over who gets the box room! The four piece bathroom continues the high end feel with a double end bath, Roca hand basin and WC and large shower enclosure. Pale Amtico flooring.

Outside, the current owners have taken their time choosing the right plant for the right place. The well maintained lawn at the front has evergreen hedging and a tree perfect for privacy and there is access at either side of the house plus driveway parking with an EV car charger at the side. Once in the rear garden, a large patio has been laid close to the house for dining plus there are two further seating areas for relaxing. Borders are filled with flowering and evergreen shrubs to provide year round interest and there is a central lawn perfect for playing children and pets. The integral garage has an up and over door, painted floor and power and light. A store to the rear houses the Worcester boiler.



### DIMENSIONS

Lounge 10' 11" x 16' 10" (3.32m x 5.12m) into the box bay

WC 4' 7" x 6' 5" 91.40m x 1.96m)

Kitchen Diner 25' 9" x 9' 3" (7.86m x 2.81m)

Utility Room 5' 4" x 6' 5" (1.62m x 1.96m)

Bedroom 9' 11" x 13' 3" (3.02m x 4.03m)

Ensuite 5' 8" x 7' 0" (1.73m x 2.14m) max

Bedroom 11' 1" x 9' 3" (3.37m x 2.81m) excluding wardrobes

Bedroom 9' 11" x 9' 4" (3.02m x 2.84m) excluding wardrobes

Bedroom 9' 3" x 9' 11" (2.82m x 3.01m) excluding wardrobes

Bathroom 9' 11" x 7' 0" (3.02m x 2.13m) max

Garage 9' 3" x 16' 3" (2.82m x 4.96m)

### DIRECTIONS

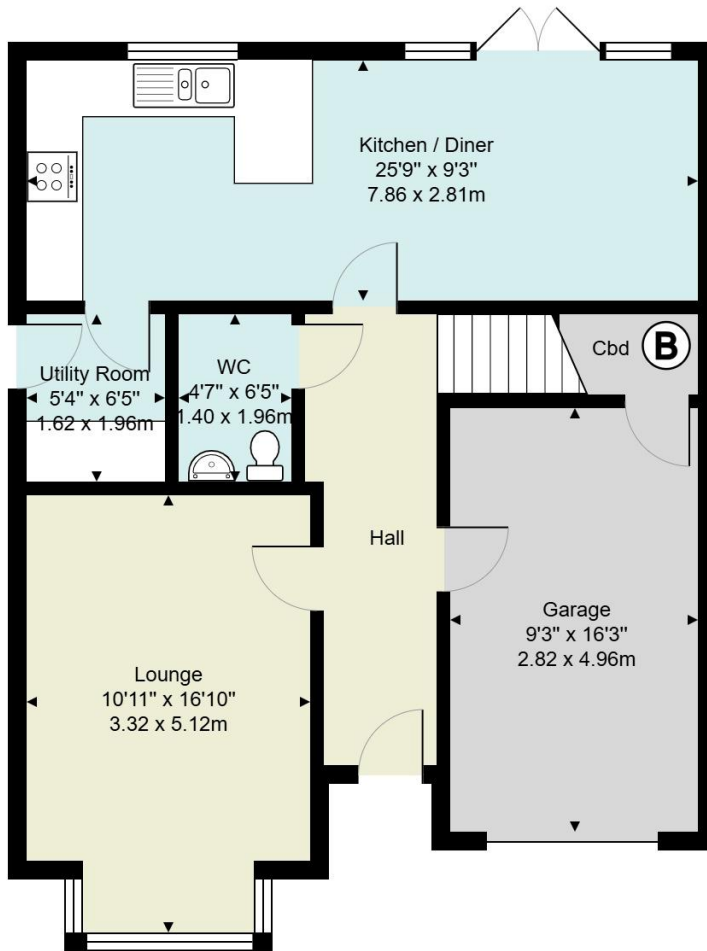
Leaving Kendal on Greenside, proceed onto Underbarrow Road turning left onto Marble Crescent. Pass the play park on the right and the property is located a short distance along on the right hand side.

[what3words///down.smooth.flames](https://www.what3words.com/what3words///down.smooth.flames)

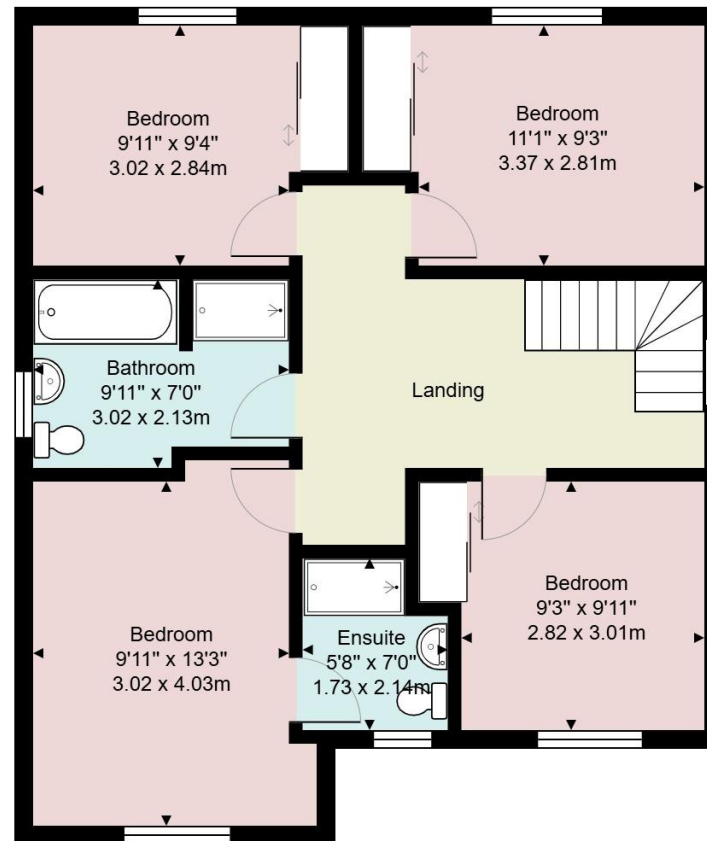








Ground Floor



1st Floor

Approx. Total Area: 1518 ft<sup>2</sup> ... 141.1 m<sup>2</sup>

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Stephanie Hardie

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold. There is an Annual Payment for the upkeep of the communal green spaces within the development.  
 Council Tax Band: E  
 EPC Rating: B  
 Remainder of Oakmere Homes New Build Warranty

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