



9 Scar View Road, Oxenholme

Kendal

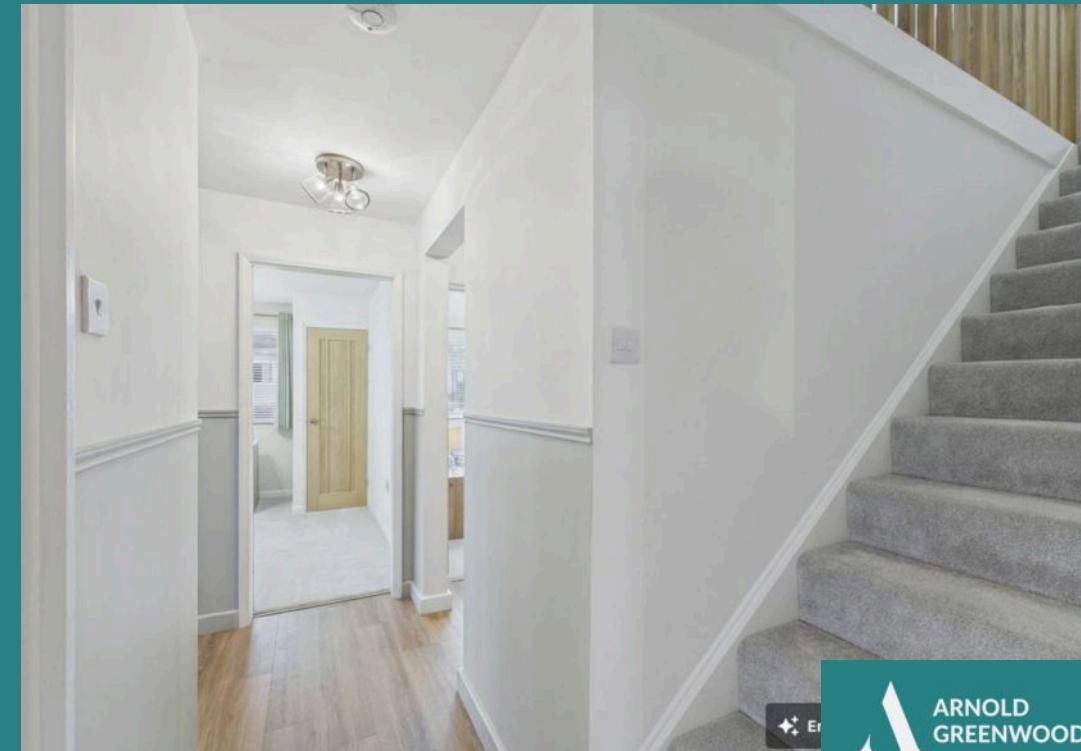
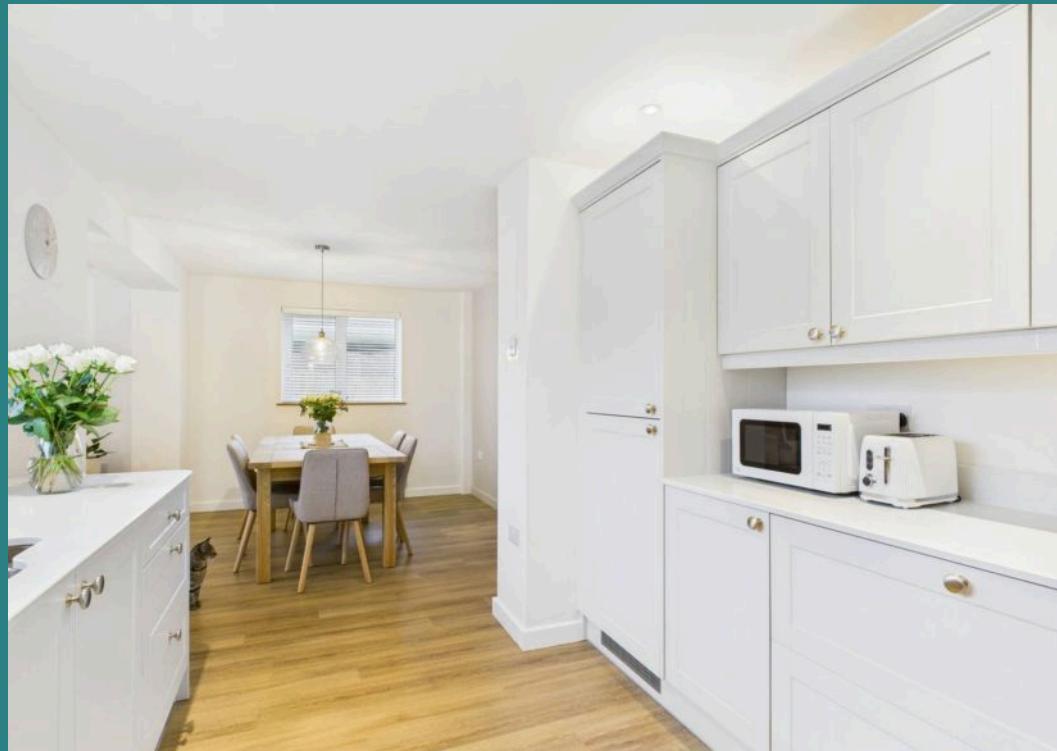
Offers in Region of £325,000

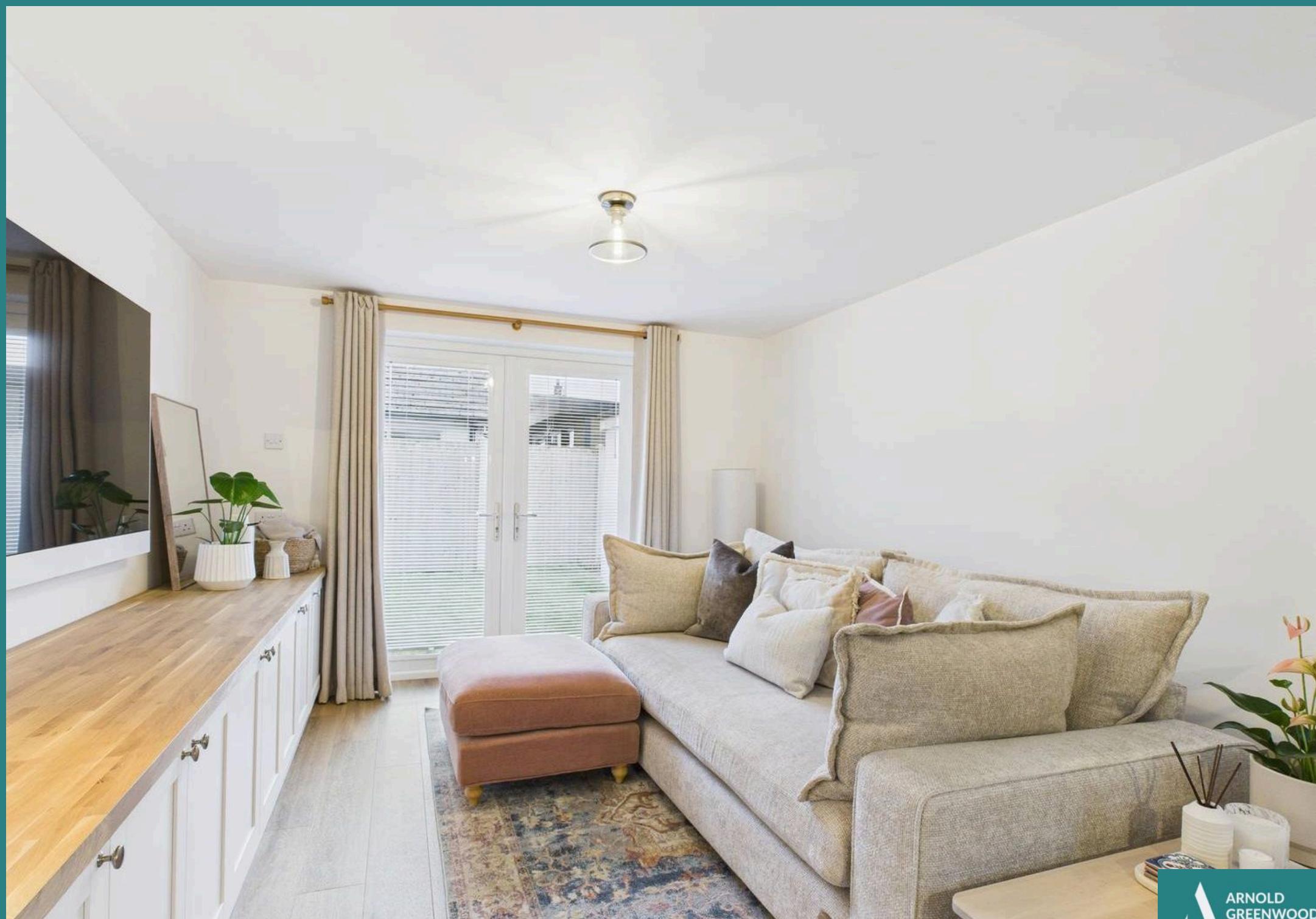
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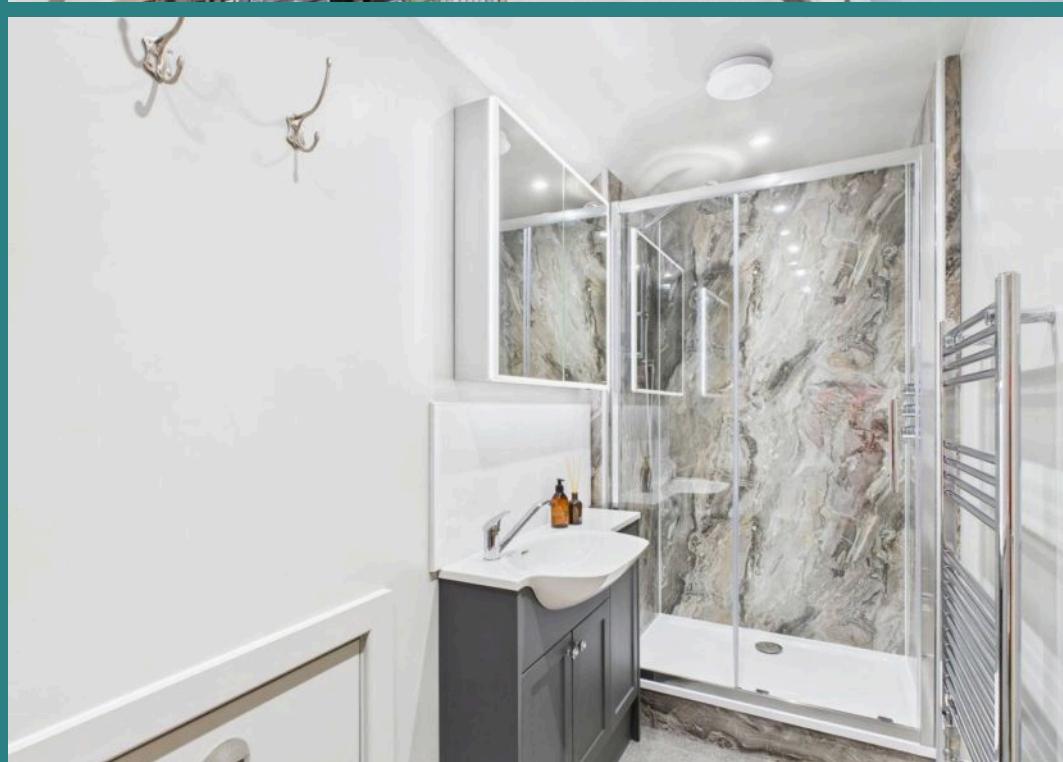
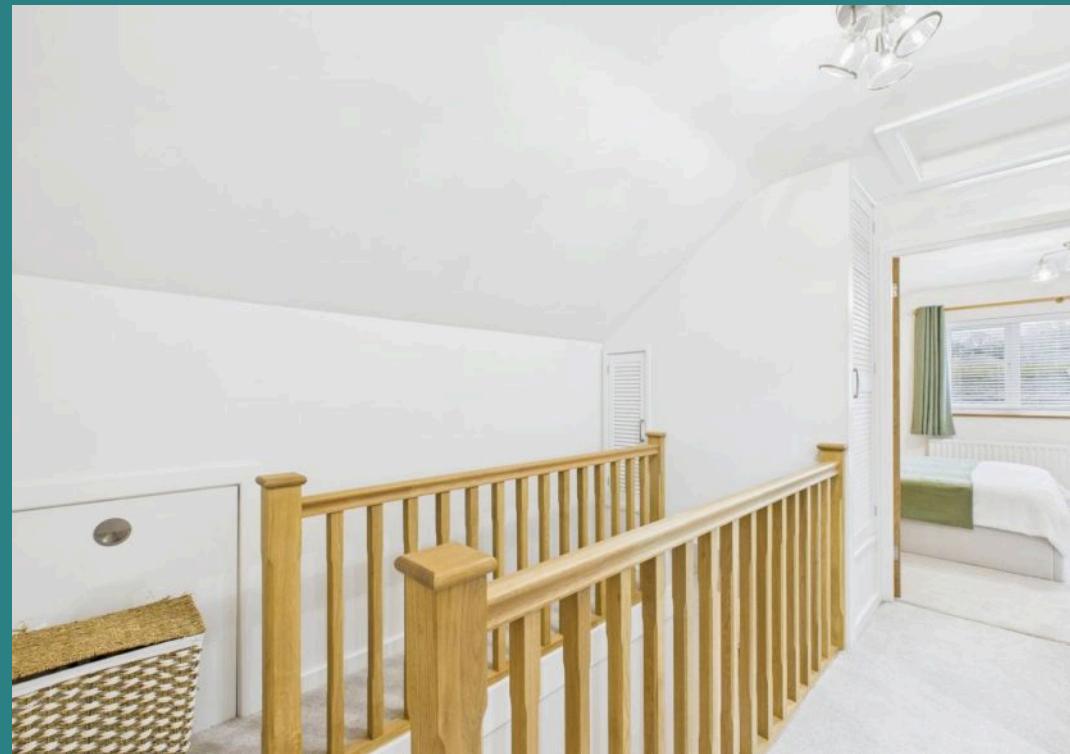
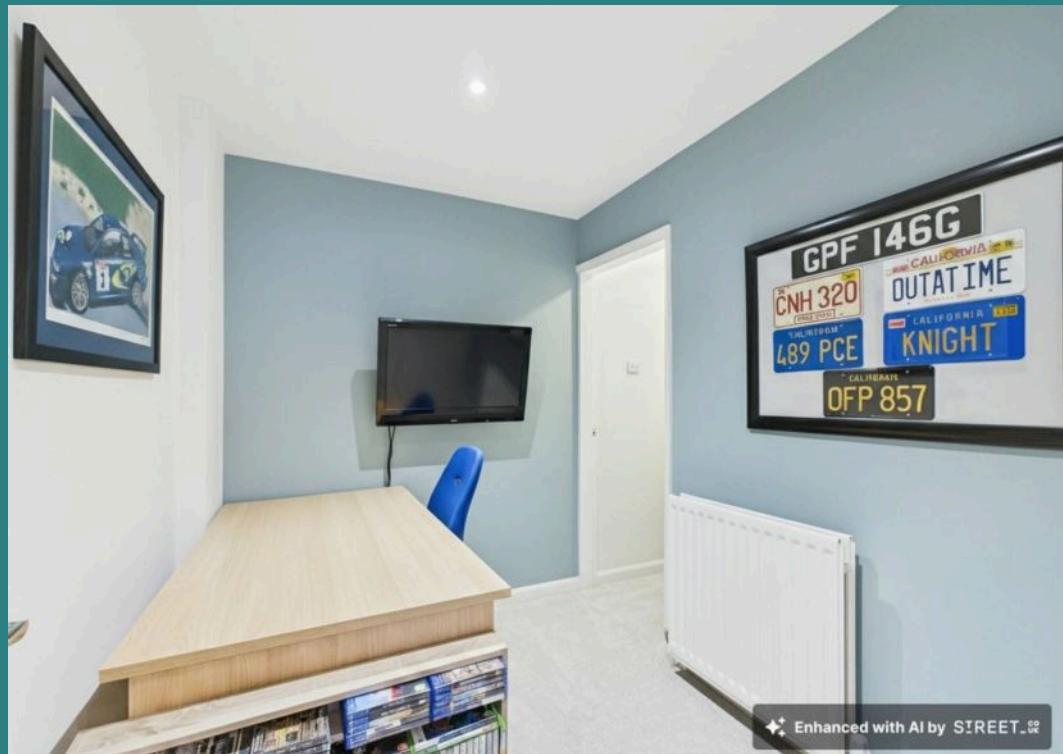
This beautifully presented three-bedroom, one-bathroom semi-detached house offers a harmonious blend of modern design and practical living. Upon entry, you are welcomed by a modern door with frosted glass panels, a bright hallway with sleek Amtico LVT flooring and practical storage, setting the tone for the rest of the home. A contemporary staircase with carpeted steps leads to the upper floor. The open plan living and dining area is thoughtfully designed with abundant natural light, Amtico LVT flooring and built-in storage units. French doors seamlessly connect the living space to the garden, creating a perfect setting for indoor-outdoor living. The modern kitchen is a standout feature, boasting shaker-style light grey cabinetry and quartz worktops, integrated appliances, and a spacious open plan layout that flows into a cosy dining area – ideal for family meals or entertaining guests. Each bedroom is generously proportioned, featuring large windows that flood the rooms with natural light. The bathroom impresses with contemporary fixtures, a luxurious walk-in shower with marble effect walls, a chrome heated towel rail, and under-sink storage, all enhanced by minimalist design and spot lighting that create a bright and refreshing ambience. Additional benefits of this property include a dedicated utility area along with a well appointed home office. Modern lighting fixtures throughout the property and along with stylish decor and accent walls, add a touch of sophistication and warmth. Every detail has been carefully considered to maximise comfort, style, and functionality, making this semi-detached house an exceptional choice for buyers seeking a contemporary and versatile family home.











## GARDEN

Attractive garden to the front of the house.

## REAR GARDEN

Private enclosed lawned garden

### Garage

Single Garage

### Driveway

3 Parking Spaces

### Car port

1 Parking Space

Energy Efficiency Rating: E





**Approximate total area<sup>(1)</sup>**

1289 ft<sup>2</sup>

119.8 m<sup>2</sup>



<sup>(1)</sup> 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.



## Arnold Greenwood Estate Agents

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