



48 Wattsfield Road, Kendal
£320,000



Your Local Estate Agents **Thomson Hayton Winkley**



48 Wattsfield Road

Kendal

A well proportioned semi-detached bungalow situated in this ever popular location within the town convenient for the amenities on offer within the market town of Kendal and within easy reach of the public transport services and links to the M6.

This detached family home features a delightful two bedroom bungalow layout, offering spacious accommodation within easy reach of the town centre. Boasting two reception rooms, a utility room, and a garage accessible from the kitchen, this property is ideal for those seeking a comfortable living space with convenient amenities. The double glazing throughout ensures ample natural light, complementing the warm and inviting atmosphere of the home. The two double bedrooms provide ample space for relaxation and rest, while the family bathroom comprises a W.C., wash hand basin and shower cubicle. Outside, the property presents gardens that are in need of some maintaining to the front and rear, providing a tranquil retreat for outdoor activities. The property could do with some modernisation and would be a good investment property for a first time buyer or someone looking for a renovation project

The outside space of this residence is a true highlight, with gardens to both the front and rear offering a serene setting for outdoor enjoyment. The rear garden is particularly notable for its privacy, enclosed by fencing and featuring patio seating areas, lush lawns, a summer house, and a shed at the rear. Ideal for gatherings and relaxation, this space provides a perfect backdrop for alfresco dining and entertaining guests. Meanwhile, the front garden, although in need of some maintaining, showcases established hedges and shrubs that can be easily nurtured to create a welcoming first impression. Completing the property is a garage and driveway parking, ensuring practicality and convenience for residents with vehicles.

- Detached family home
- Utility room
- Two reception rooms
- Double glazing
- Kitchen with access to the utility room and garage
- Gardens to the front and rear
- Two double bedrooms
- Easy access to town centre
- Family bathroom
- Garage and driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

Proceed along the A6 passing Kendal College on the right and continue through the traffic lights. Take the next turning to the left into Wattsfield Road and taking the third turning to the left with number 48 being found on the right hand side

WHAT3WORDS: exist.goals.fried





GROUND FLOOR

ENTRANCE HALL

17' 8" x 8' 9" (5.39m x 2.67m)

SITTING ROOM

16' 8" x 12' 6" (5.08m x 3.80m)

KITCHEN

11' 1" x 8' 2" (3.39m x 2.50m)

UTILITY ROOM

9' 10" x 5' 3" (2.99m x 1.61m)

LOUNGE DINER

27' 0" x 9' 7" (8.22m x 2.92m)

BEDROOM

16' 6" x 9' 9" (5.03m x 2.98m)

BEDROOM

11' 1" x 10' 9" (3.38m x 3.27m)

BATHROOM

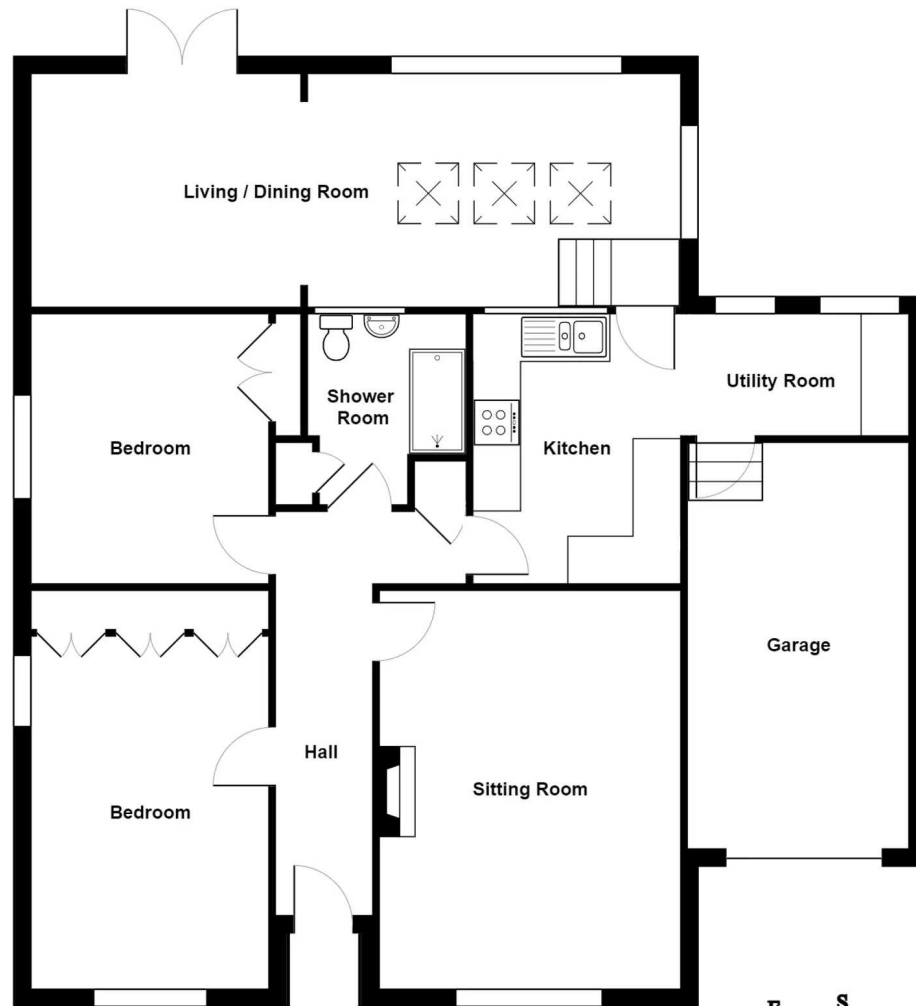
8' 0" x 6' 1" (2.44m x 1.86m)











48 Wattsfield Road, Kendal

Total Area: 117.5 m² ... 1265 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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