



Kendal

£575,000

12 Sedbergh Drive, Kendal, Cumbria, LA9 6BJ

Introducing this traditional detached bungalow, situated on a generous level plot in one of Kendal's most desirable areas. Offering excellent living space with three double bedrooms, a four-piece bathroom and a separate shower room, a comfortable sitting room, a large family/living dining room, and a modern fitted kitchen, this property is perfect for those seeking a spacious and well-appointed home.

Outside, the detached garage provides excellent storage space, with attached stores, the driveway provides plenty of parking and the well-tended south-facing gardens are a true highlight of this property, offering a tranquil and private space to enjoy the outdoors. Located in a sought-after area of Kendal, this bungalow offers easy access to local amenities, schools, and transport links. Don't miss out on the opportunity to make this traditional detached bungalow your own. Contact us today to arrange an early viewing.

Quick Overview

Detached Bungalow

Sitting room, iving/dining room, kitchen and utility room

Three bedrooms, shower room and bathroom

Large level plot

Beautifully landscaped front and rear gardens

Detached garage & ample parking

Desirable Location

Gas central heating

Early viewing recommended

Ultra fast Broadband speed upto 1000MPBS



3



2



2



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1000
MBPS



Off Road Parking
& Garage

Property Reference: K6756



Reception Hall



Sitting Room



Living/Dining Room



Fitted Kitchen

Location: From Kendal town centre, proceed along the Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Take the turning left onto Old Sedbergh Road just past the allotments and proceed up the road. Take the first turning left into Sedbergh Drive and follow the road round, where number 12 can be found on your right overlooking Castle Park primary school.

The historic market town of Kendal known as the 'Gateway to the Lake District' with its bustling streets and quaint yards offers a thriving community with its very own castle, twice weekly market and good range of shops. There is a great choice of restaurants and coffee houses and the ever popular Brewery Arts Centre and Abbot Hall Art Gallery all this with the stunning Lake District national Park only three miles away.

Kendal has its own railway station for the Windermere line and with links to Oxenholme which is on the London to Glasgow West Coast main line from where you can be in London in under 3 hours.

Property Overview: This large level plot bungalow offers comfortable and versatile living spaces, perfect for families or those looking for single-level living. Situated in a desirable location, this property boasts a large reception hall, a sitting room, living/dining room, fitted kitchen, utility room, three bedrooms, and a modern bathroom with separate shower room. Additional features include a large detached garage, ample off-road parking and beautifully landscaped gardens.

As you enter the property, you are greeted by a large reception hall which sets the picture in terms of the accommodation. There is a useful large walk-in cupboard with shelving and shelved linen cupboard with radiator. Access to the loft space which houses the boiler.

Entering into the welcoming sitting room which provides space to relax and unwind, with the large double glazed picture window with aspect looking over the front garden and a double glazed window to the side. Attractive fireplace with polished inset and hearth and living flame gas flame.

The family/living/dining room overlooks the enclosed rear garden with the three large windows and partly glazed door filling the room with natural light, being spacious and bright perfect for entertaining guests or enjoying family meals.

The kitchen is fitted with a range of wall and base units with complementary work surfaces with inset stainless steel sink and half with drainer. Built in Bosch double oven, four ring AEG induction hob with extractor over, space for fridge freezer and plumbing for dishwasher.

Adjacent to the kitchen is a convenient utility room, offering additional worktops, storage, and plumbing for a washing machine. Glazed door leading to outside.



Living/Dining Room



Living/Dining Room



Bedroom 3



Bedroom 2



Bathroom



Shower Room

The bungalow features three well-proportioned bedrooms, providing plenty of space for a growing family or accommodating guests. The bedrooms enjoy pleasing views over the gardens and offer ample storage with fitted furniture.

The property boasts both a modern shower room and bathroom. The bathroom comprising a four-piece suite; with panel bath, separate shower cubicle and fitted furniture with wash handbasin and WC. Complementary part tiled walls, heated towel rail and down lights.

The shower room comprises a three-piece suite; of a large shower cubicle, fitted furniture with wash hand basin and WC. Heated towel rail, tiled wall and extractor fan.

The outdoor space of this bungalow perfectly complements the interior, with a south-facing garden and a large detached garage provide ample space for parking and storage.

Accommodation with approximate dimensions:
Entrance Porch

Reception Hall
17' 5 max" x 11' 9" (5.31m x 3.58m)

Sitting Room
15' 11" x 15' 11" (4.85m x 4.85m)

Family/Living/Dining Room
23' 9" x 10' 11" (7.24m x 3.33m)

Fitted Kitchen
11' 11" x 8' 11" (3.63m x 2.72m)

Utility Room
8' 11" x 5' 11" (2.72m x 1.8m)

Bedroom 1
13' 10" x 11' 10" (4.22m x 3.61m)

Bedroom 2
10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom 3
13' 10" x 12' 11" (4.22m x 3.94m)

Bathroom

Shower Room

Outside:

Detached Garage
19' 5" x 14' 11" (5.92m x 4.55m) with electric up and over door, power and light. Personal door to side.



Bedroom 1



Rear aspect and garden



Garden



The bungalow stands on a large plot with a level block paved driveway to the front of the garage providing ample off road parking. The gardens have been landscaped and are well tended, the front with a lawn and well stocked flower borders. Gated access to the side leads round to a secure enclosed garden that enjoys privacy and sunshine all day long. There is a large paved patio and lawn and a variety of mature shrubs and trees with the beds and borders being well stocked providing colour all year round.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - BAND F

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.

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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.
REF: K6756

A thought from the owners... “ This is a very spacious, light and bright place to live in an excellent location”.

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