



Kendal

£375,000

23 Derwent Drive, Kendal, Cumbria , LA9 7PB

This impressive detached property is well presented throughout and boasts a lovely aspect from both the front and rear, enjoying views across to the open countryside. The spacious layout is designed for comfortable family living, featuring a welcoming living room, a separate dining room, a fitted kitchen, utility room and a charming conservatory to enjoy the excellent open aspect.

On the first floor, the property has four well-appointed good size bedrooms, one of which features an en-suite shower room, a house bathroom, ensuring ample space for family living. The exterior of the home is equally as impressive, featuring a low-maintenance attractive front garden with lawn area and planted border and a private rear garden where you can relax and entertain. Additionally, the property includes a large driveway and an integral garage, providing ample storage and parking options.

Quick Overview

- Detached family home
- Living room, dining room & conservatory
- Fitted kitchen & utility room
- Four bedrooms, en-suite shower room & family bathroom
- Integral garage & Off road parking
- Low maintenance front & rear gardens
- Lovely open aspect with great views!
- Gas central heating
- Early viewing is highly recommended
- Fibrus & Openreach broadband available



4



2



2



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Fibrus and Openreach available



Parking to driveway and garage

Property Reference: K6877



Entrance Hall



Living Room



Living Room



Dining Room

Description: This impressive detached property is well presented throughout and boasts a lovely aspect from both the front and rear, enjoying views across to the open countryside. The spacious layout is designed for comfortable family living, featuring a welcoming living room, a separate dining room, a fitted kitchen, utility room and a charming conservatory to enjoy the excellent open aspect.

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Property Overview: 23 Derwent Drive is situated on the popular Heron Hill estate which has always been popular with families due to its close proximity to both primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre and ASDA supermarket, playing field and childrens' play area, all just a short distance away. The town centre is within walking distance, and a bus stop located nearby from the house provides regular service, enhancing the convenience of this popular location.

The property is located in Kendal, known as the Gateway to the Lakes, is conveniently accessible from Junctions 36 and 37 of the M6 motorway. The town's train station connects to Windermere Station and Oxenholme Station, where you can travel to London in under three hours.

As you pull up onto the driveway and step through the front door, you are greeted by an entrance hall with stairs leading to the first floor and a door on your left opening into the spacious living room with archway leading into the dining room. Decorated in grey tones, the living room features a large picture window that fills this space with natural light, creating a bright and airy atmosphere with views across to the open countryside. There is attractive fireplace with inset coal effect gas fire.

Step through into the dining room, which seamlessly flows into the conservatory. This bright and airy space offers a delightful outlook to the rear garden and stunning views across to the Helm, making it the perfect spot for both dining and relaxation.

Back through into the fitted kitchen, you'll enjoy a pleasant outlook to the rear garden. The kitchen is equipped with a range of wall, base and display units, complemented by work surfaces with an inset sink, half and two drainers. There's space for a slot-in oven with an extractor over, plumbing for a dishwasher or washing machine and room for an under-counter fridge. A useful open under-stairs shelved cupboard provides additional storage. A door leads into the attached garage, which then connects to a practical utility room featuring base units with an inset sink and drainer, a wall-mounted gas Valliant boiler, plumbing for a washing machine and a door to the back garden.

Ascending to the first floor is a light and airy spacious landing with an airing cupboard with shelving for linen. Access to the loft via hatch.



Conservatory



Dining Kitchen



Dining Area



Bedroom One



En Suite Shower Room



Bedroom Three

On this floor you will find a family bathroom and four bedrooms. Bedroom one is a spacious double bedroom with aspect to the rear garden and views across to the Helm. There is ensuite shower room which has part tiled walls and Velux roof light. A three piece suite comprises; a shower cubicle, WC and vanity unit with wash hand basin as well as radiator/towel rail.

Bedrooms two and three are both good size double rooms whilst bedroom four is a single bedroom with useful over stairs cupboard.

The family bathroom with part tiled walls, radiator/towel rail and double glazed window. A three piece suite which comprises: a panel bath, a vanity unit with wash hand basin and a WC.

Situated on a generous corner plot, the property features low-maintenance front and rear gardens. The front garden boasts a neat lawn area with a planted border and a large driveway leading to the garage. The rear garden is a true delight, offering privacy and a paved patio with decorative stone, a path leading to a timber shed and glass greenhouse, raised flower beds, and a small artificial lawn area, perfect for enjoying outdoor activities with minimal upkeep.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

14' 0" x 11' 8" (4.29 m x 3.58m)

Dining Room

8' 11" x 8' 9" (2.74m x 2.69m)

Kitchen

17' 1" x 8' 7" (5.21m x 2.62m)

Utility Room

10' 2" x 6' 5" (3.10m x 1.98m)

Conservatory

11' 10" x 7' 1" (3.63m x 2.17m)

First Floor

Landing

Bedroom One

18' 8" x 10' 9" (5.69m x 3.28m)

Ensuite Shower Room

Bedroom Two

12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom Three

11' 5" x 9' 8" (3.48 m x 2.96m)

Bedroom Four

9' 3" x 6' 9" (2.84m x 2.08m)

Bathroom

Integral garage 18' 4" x 10' 5" (5.61m x 3.20m) with up and over electric door, power and light.

Parking: Driveway providing off road parking for multiple vehicles.



Bedroom Two



Bathroom



Rear garden



Outlook



Rear garden

Services: Mains gas, mains water, mains electricity and mains drainage.

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words Location & Directions: [///life.submit.expert](http://life.submit.expert)

The property can be approached from Kendal by way of Burton Road, proceeding past the Kendal Leisure Centre and turning left immediately after the traffic lights into Heron Hill. Take the first right by the Spar shop onto Esthwaite Avenue and proceed up and over the hill. Turn right into Derwent Drive, taking the first left and number 23 can then be found on your right hand side just before turning into Scafell Drive.

Thought From The Owners: "This is a super family home with private garden, fabulous views and a great location to bring up a family"

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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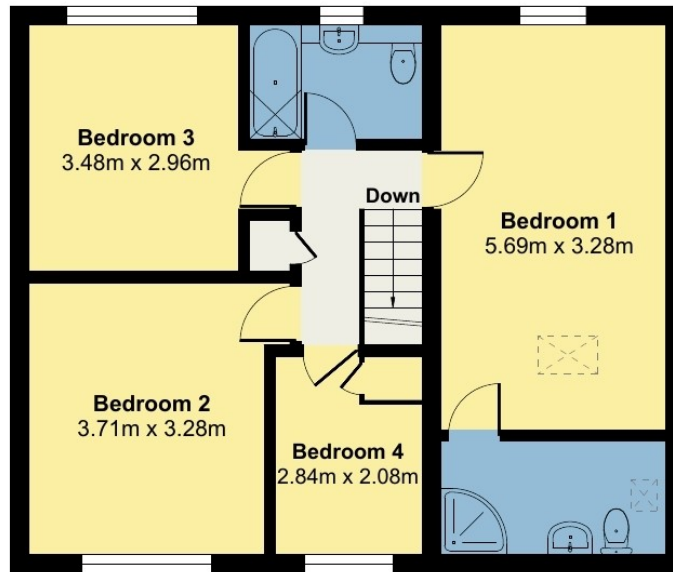
Derwent Drive, Kendal, LA9

Approximate Area = 1369 sq ft / 127.1 sq m

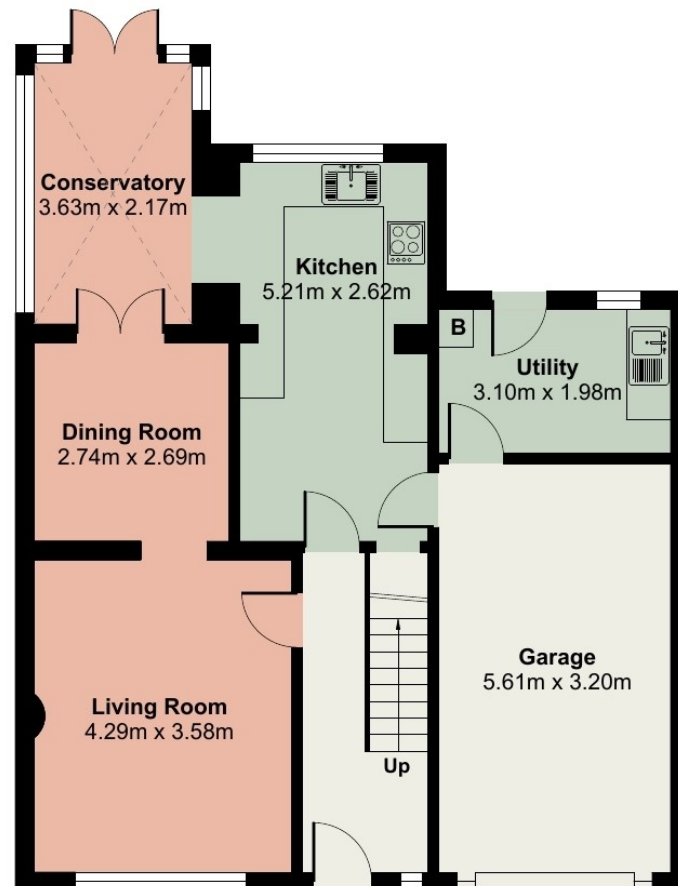
Garage = 194 sq ft / 18 sq m

Total = 1563 sq ft / 145.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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