



Kendal

£275,000

31 Wordsworth Drive, Kendal, Cumbria, LA9 7JW

Nestled in the highly sought-after Heron Hill estate in Kendal, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. It offers an excellent opportunity for those seeking a home to personalise/update and to place their stamp on their new home. The property boasts a spacious living room, a fitted kitchen, three generously sized bedroom and a modern shower room.

Externally, the bungalow features both front and rear gardens, providing ample space for outdoor relaxation and activities. The property also includes a garage and off-road parking. Don't miss the opportunity to make this lovely bungalow your new home.

Quick Overview

- Semi-detached bungalow
- Living room & fitted kitchen
- Three bedrooms & shower room
- Detached Garage
- Off road parking
- Gardens to the front & rear
- Excellent location for schools and amenities
- New roof recently installed
- Early viewing recommended
- Openreach broadband available



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Openreach
available



Off road
parking

Property Reference: K6890



Living Room



Living Room



Kitchen



Bedroom One

Description: Nestled in the highly sought-after Heron Hill estate in Kendal, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. It offers an excellent opportunity for those seeking a home to personalise/update and to place their stamp on a new home. The property boasts a spacious living room, a fitted kitchen, three generously sized bedroom and a modern shower room.

Externally, the bungalow features both front and rear gardens, the rear enjoys far reaching views and provides ample space for outdoor relaxation and entertaining. The property also includes a detached garage and off-road parking. Don't miss the opportunity to make this lovely bungalow your new home.

Property Overview: 31 Wordsworth Drive is situated on Heron Hill Estate in Kendal, which is a well established, desirable residential area known for its family-friendly atmosphere. Situated on the outskirts of the bustling market town of Kendal, the estate offers a perfect balance of peaceful living with easy access to local amenities. Residents enjoy proximity to well-regarded schools, parks, Leisure Centre and convenient shopping facilities, making it an ideal location for families and professionals alike. With excellent transport links to the Lake District and beyond, Heron Hill Estate truly offers the best of both worlds.

Step through the front door into a spacious entrance hall, complete with two useful storage cupboards, one of which houses the wall-mounted Worcester boiler. From here, you have access to the inviting living room, three bedrooms and a shower room.

Step into the light and airy living room, featuring a large picture window that offers a delightful view of the front. The room is further enhanced by a high-level window, allowing additional natural light to flood the space. A door conveniently leads into the fitted kitchen.

The kitchen is equipped with a variety of wall and base units, pan and display units with complementary work surfaces with inset sink and half with drainer. It features part-tiled walls, a heated towel rail and a range of built-in appliances includes a Bosch oven and microwave and a four-ring gas hob with an extractor overhead. Additionally, there is plumbing for a washing machine and space for a fridge/freezer. A door provides convenient access to the outside.

Heading back through to the bedrooms, bedroom one offers a rear aspect with delightful views of the distant fells. This room is fitted with a range of furniture, including wardrobes, a dressing table, matching side tables, and shelving. Bedroom two is a generously sized room with a front aspect and features a built-in storage cupboard. Bedroom three is also spacious and includes a useful built-in cupboard along with access to the loft space.

Completing the interior is the shower room, featuring a three-piece suite that includes a corner shower cubicle, WC,

and wash hand basin. The room has part-tiled walls, a double-glazed window and a radiator.

The outside of the property features low-maintenance front and rear gardens. The front garden boasts a neat lawn area with a planted border and mature trees. There is a large driveway leading to the garage.

There is a path that leads into the rear garden, which has a patio area and lawn area with established flower border.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

15' 5" x 13' 3" (4.72m x 4.05m)

Kitchen

11' 11" x 6' 11" (3.64m x 2.13m)

Bedroom One

12' 0" x 10' 5" (3.66m x 3.20m)

Bedroom Two

10' 11" x 10' 7" (3.35m x 3.25m)

Bedroom Three

10' 5" x 7' 3" (3.18m x 2.21m)

Shower Room

Parking: Off road parking for two/three vehicles

Garage with up and over door. Power and light.

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

Council Tax: Westmorland & Furness Council - Band C

Tenure: Freehold

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

What3Words Location & Directions: ///basin.views.stared

Leave Kendal heading South along Lound Street passing Lound Road Petrol Station. At the roundabout take the first exit along Burton Road passing the Leisure Centre. Upon reaching the traffic lights take a left turn onto Heron Hill and follow the road for approximately 350 yards taking a right turn onto Esthwaite Avenue. Continue up the hill and take the first left into Wordsworth Drive following the road and proceeding down the hill bearing right. Number 31 can be found on the left hand side towards to the end of the cul-de-sac.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Thought From The Owners: The Leisure Centre nearby offers a range of sporting facilities, a large swimming pool and hosts concerts.



Bedroom Two



Bedroom Three



Rear Garden



View

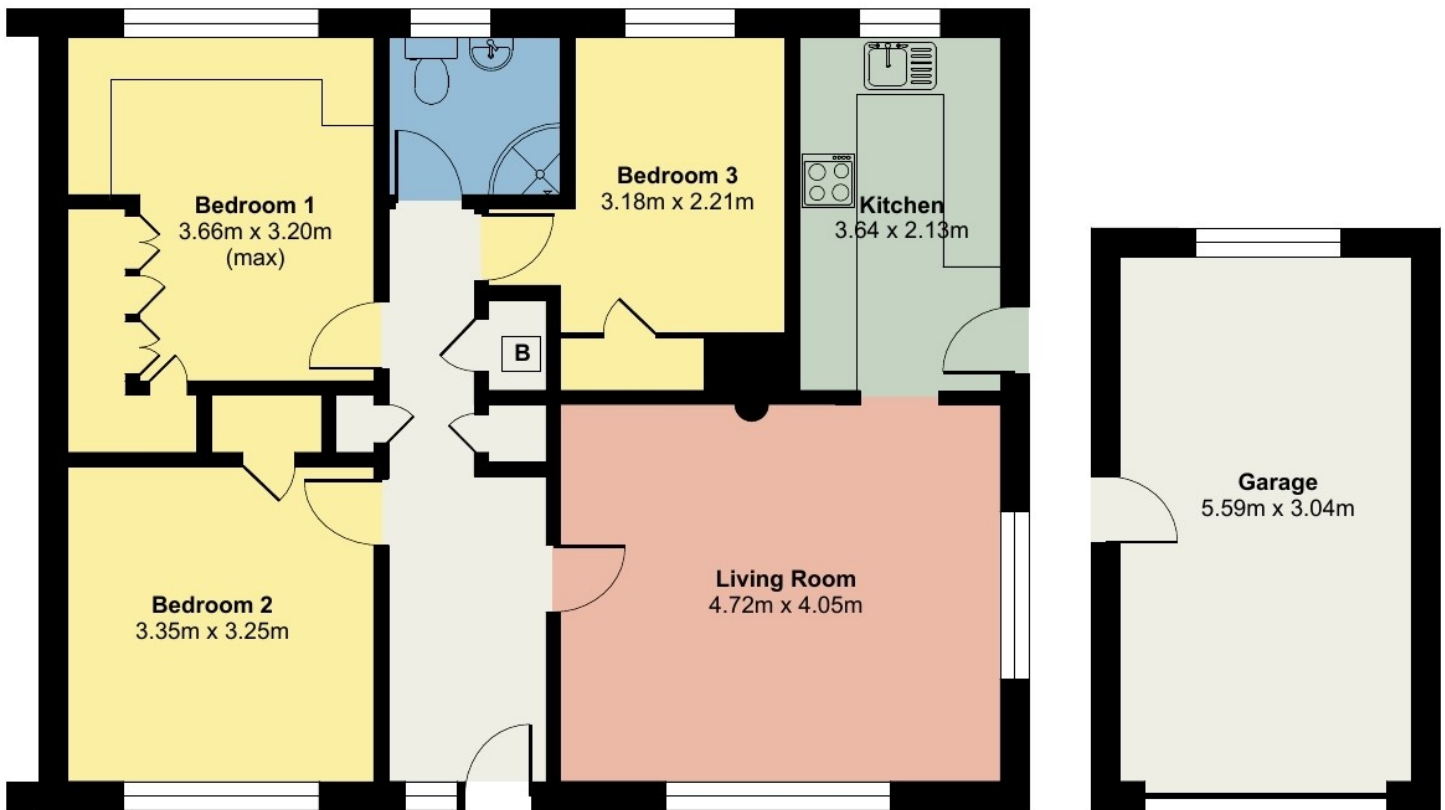
Wordsworth Drive, Kendal, LA9

Approximate Area = 845 sq ft / 78.5 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 1031 sq ft / 95.8 sq m

For identification only - Not to scale



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