



Kendal

£380,000

34 Wattsfield Road, Kendal, Cumbria, LA9 5JN

34 Wattsfield Road is located in a well established and sought after residential area and provides a spacious plot with a well proportioned 3 double bedroom detached, true bungalow. Offering spacious living spaces throughout, storage and family bathroom. UPVC double glazing is fitted and gas central heating and there is further scope to upgrade and personalise this practical home. The rear gardens are a real benefit being well established and surprisingly generous, ideal for keen gardeners and families alike. There is an integral garage and off road parking is provided to the front of the property and there is the advantage of no onward chain.

Conveniently placed for local amenities and the mainline train station situated at Oxenholme which links to Glasgow and Euston and Kendal train station.

Quick Overview

- Detached 3 bedroom bungalow
- Sizeable plot with good garden
- Off road parking for several vehicles
- Generous living/dining room
- Integral Garage
- Family bathroom
- Detached studio to the rear
- Easy access to M6 motorway and Lakes
- No onward chain
- Ultrafast Openreach & Fibribus available



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Ultrafast
Openreach &
Fibribus available



Integral Garage &
Driveway

Property Reference: K6915



Living Dining Room



Kitchen



Bathroom



Bedroom One

Property Overview 34 Wattsfield Road is positioned in a well established residential area, located within walking distance to the town centre. It offers residents easy access to local shops, restaurants, bars and Supermarkets, Leisure Centre and the renowned Brewery Arts Centre, making it a desirable location for families, retired persons and professionals alike. Being situated on the Southern fringes of the town, access to Kendal bypass for the nearby Lakes and Junction 36 of the M6 motorway can be easily reached.

This charming detached bungalow is set on a generous plot, offers a fantastic opportunity for those looking to create their ideal home. Boasting three spacious bedrooms, sizeable lounge, kitchen and family bathroom, the property provides a comfortable and versatile living space that can easily be adapted to suit modern preferences. There is plenty of room for potential updates/extensions subject to usual consents, allowing you to customize the home to your taste. The large lawned garden is a standout feature, perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying a tranquil retreat. In addition to its abundant outdoor space, the bungalow benefits from ample parking for several vehicles.

Upon entering the property via the front door, you are greeted with a lengthy hallway with useful built in cupboard and access to loft via hatch. From the first door off the hall you will enter a wonderfully light and spacious Living/Dining room enjoying a large picture window to front, focal point gas fire with marble surround, matching hearth and oak mantle.

The kitchen space offers a good range of wall and base units with complementary worksurface incorporating bowl & ½ single drainer sink unit and mixer tap. Built in items include a fridge, freezer, oven and grill, plumbing for automatic dishwasher and 4 ring gas hob with extractor canopy over. There is tiling to walls and UPVC double glazed window with aspect over the rear garden. A door to the side leads into the rear garden.

There are 3 double bedrooms, of which 2 have a built in wardrobe spaces. Bedroom Two has a pleasant rear aspect across the rear garden. The family bathroom offers a 3 piece suite with pedestal wash hand basin, panelled bath with chrome shower attachment over, WC and heated towel rail. Partial tiling to walls, double glazed window and built in cupboard housing radiator.

The loft space is spacious and may suitable for a conversation (subject to planning constraints and building regulations)

Externally, there is block paved parking to the front and access can be gained to the garden on both sides. The rear south west facing garden is generous and has a sizeable flagged patio area, perfect for enjoying those warm days, with a generous, level lawn beyond and established shrub borders. To the rear is a most versatile studio/workshop complete with its own cloakroom. A beneficial area for potential teenage annexe/weatherproof store/hobbies room etc.

Accommodation with approximate dimensions:

Entrance Hall

Living Dining Room

22' 5" x 10' 10" (6.84m x 3.32m)

Kitchen

13' 1" x 10' 9" (3.99m x 3.30m)

Bedroom One

14' 0" x 11' 5" (4.29m x 3.48m)

Bedroom Two

14' 0" x 8' 5" (4.27m x 2.57m)

Bedroom Three

13' 10" x 9' 6" (4.22m x 2.90m)

Family bathroom

Studio

Parking There is parking to the front for several vehicles and an integral garage.

Integral Garage 16' 2" x 9' 8" (4.95m x 2.97m)

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

Council Tax Westmorland & Furness Council - Band E

Tenure Freehold

What3words & Directions [///salt.vast.fines](https://www.what3words.com/salt.vast.fines)

Leaving Kendal on the Milnthorpe Road, heading South, take the first turning left after the traffic lights at Romney Bridge into Wattsfield Road and proceed to the top of the road bearing left and number 34 can then be found immediately on your right hand side.

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.

Thought from the owners "We love basking in the garden, enjoying the all day sunshine, and taking advantage of the short walk to town."



Bedroom Two



Bedroom Three



Rear Garden and Aspect



Rear Garden

Wattsfield Road, Kendal, LA9

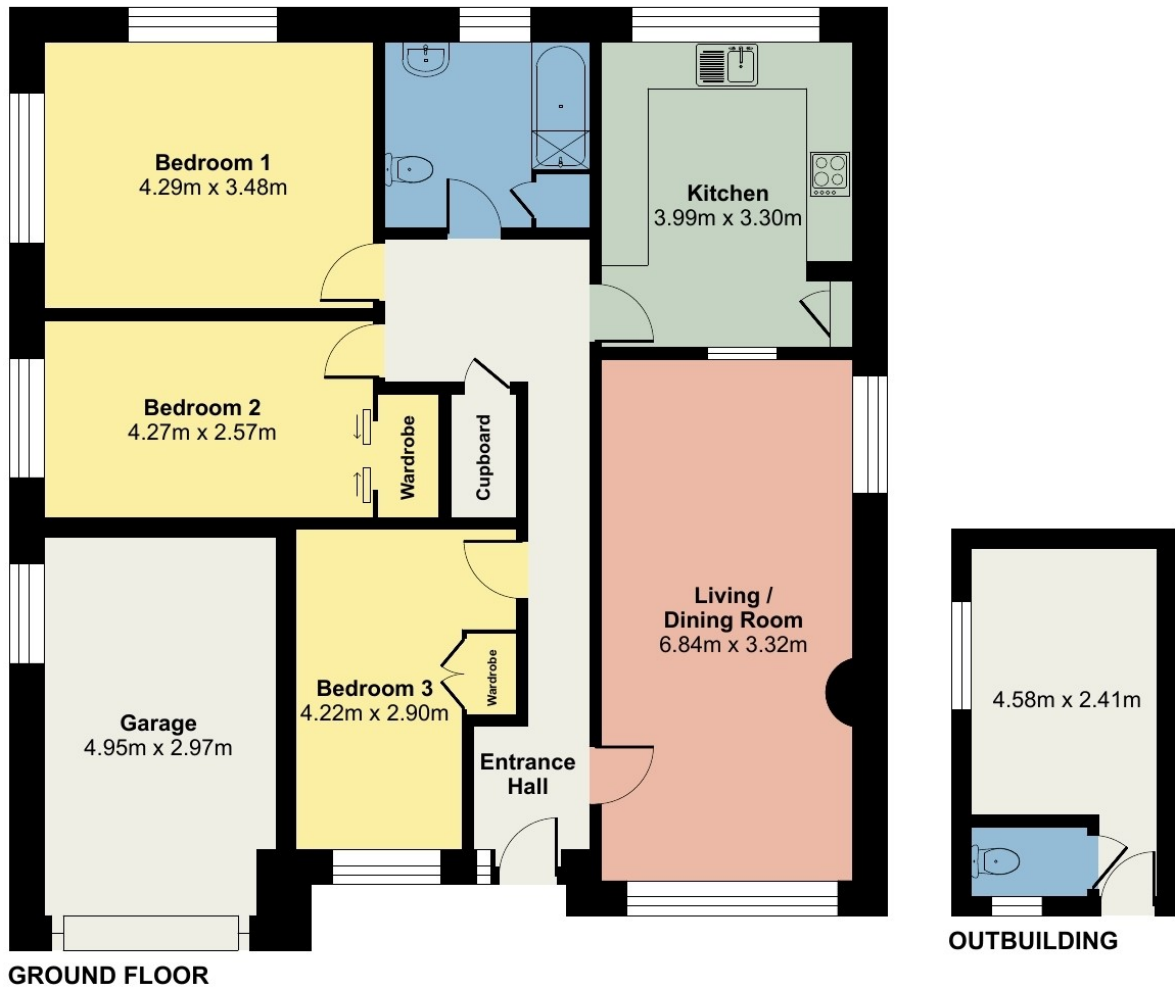
Approximate Area = 1073 sq ft / 99.7 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1356 sq ft / 125.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Hackney & Leigh. REF: 1175138

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