



Kendal

£330,000

3 Valley Drive, Kendal, Cumbria , LA9 7AQ

3 Valley Drive has been lovingly cared for by its current owners since new. This well-presented three-bedroom link-detached home is situated in a sought-after residential area, ideally positioned close to local amenities, schools, and excellent transport links, including the mainline railway station at Oxenholme.

It is also within easy walking distance of bus routes, local shops, schools, and Kendal Leisure Centre, making it a fantastic choice for families or professionals.

Quick Overview

- Link Detached
- Well presented family property
- Two reception rooms
- Fitted kitchen
- Integral garage
- Off road parking
- Front and rear gardens
- Early viewing recommended!
- No upward chain
- Ultrafast Broadband speed



3



1



2



D



Ultrafast
available



Off road parking
to drive

Property Reference: K7021



Living Room

Upon entering the property, the entrance hall provides a welcoming space with a useful, spacious storage cupboard. A staircase leads to the first floor, while a door opens into the generously sized living room.

The living room enjoys a pleasant front aspect overlooking the garden, offering a bright and airy feel and where a coal-effect electric fire creates a cosy atmosphere. From here, a door leads into the kitchen, while patio door opens into the conservatory. The conservatory overlooks the rear garden, providing an excellent additional reception area, perfect for relaxing or entertaining.



Conservatory

The kitchen is fitted with a range of wall and base units, with complementary work surfaces with inset sink with drainer and co ordinating part-tiled walls. A window offers a view of the rear garden, while integrated appliances include an oven with a four-ring electric hob and extractor fan. There is plumbing for a dishwasher, a useful storage cupboard and a door leading directly into the garage. The garage itself provides additional storage or utility space, featuring an up-and-over door, power and lighting. A wall-mounted gas boiler is also housed here, with a door leading out to the rear garden.

On the first floor, the landing provides access to the loft space, three bedrooms and a modern family bathroom.



Kitchen

Bedrooms one and two are spacious doubles, both benefiting from a rear aspect, with bedroom two also featuring a useful storage cupboard. Bedroom three is a single room with a front-facing aspect, currently used as a home office.

The recently updated bathroom comprises a three-piece suite; including a panel bath with shower over, a WC and a wash hand basin. The bathroom is finished with tiled walls, a window and a radiator.

Externally, the property boasts well-maintained outdoor spaces. At the front, a driveway offers off-road parking for two vehicles and leads to the garage. A neatly kept lawn is complemented by a decorative stone border and a charming flower bed. The rear garden is thoughtfully designed for easy maintenance, featuring a patio area, decorative stone, and a hedge border, creating a private and tranquil outdoor retreat.

With no upward chain, 3 Valley Drive is ready for new owners to update and personalise. Don't miss the chance to view this practical home in a convenient location.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 19' 10" x 10' 10" (6.06m x 3.31m)



Bedroom One

Conservatory 12' 3" x 7' 6" (3.75m x 2.31m)

Kitchen 9' 10" x 9' 0" (3.02m x 2.76m)

First Floor

Landing

Bedroom One 12' 10" x 9' 4" (3.93m x 2.86m)

Bedroom Two 10' 5" x 10' 1" (3.18m x 3.09m)

Bedroom Three/Study 9' 2" x 6' 8" (2.81m x 2.05m)

Bathroom

Integral Garage 20' 11" x 9' 11" (6.39m x 3.03m)

Parking: Off road parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax - Band D

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

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

What3Words & Directions: ///boots.firms.slimy

From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road opposite K Village. Follow the road up, passing the Cricket Club on the left. Take a right turn onto Valley Drive and No 3 is to be found on the left hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Agent Note: Please note that the sale of this property is subject to probate which has not yet been granted. The property is also unregistered title and therefore a conveyance may take longer than usual.



Bedroom Two



Bedroom Three



Bathroom



Rear Garden

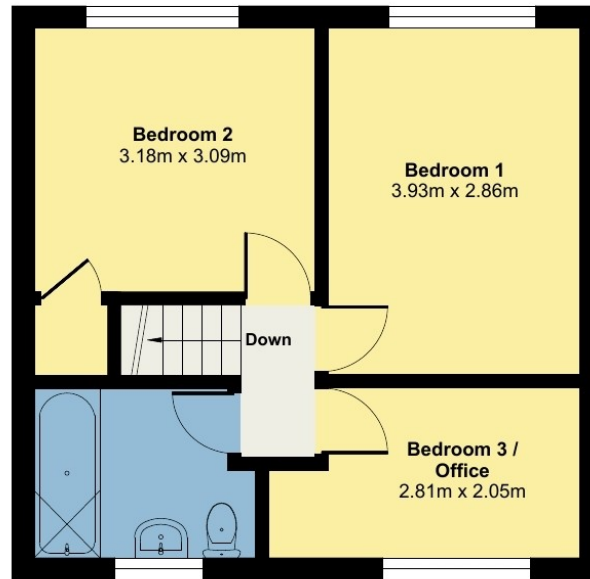
3 Valley Drive, Kendal, LA9

Approximate Area = 913 sq ft / 84.8 sq m

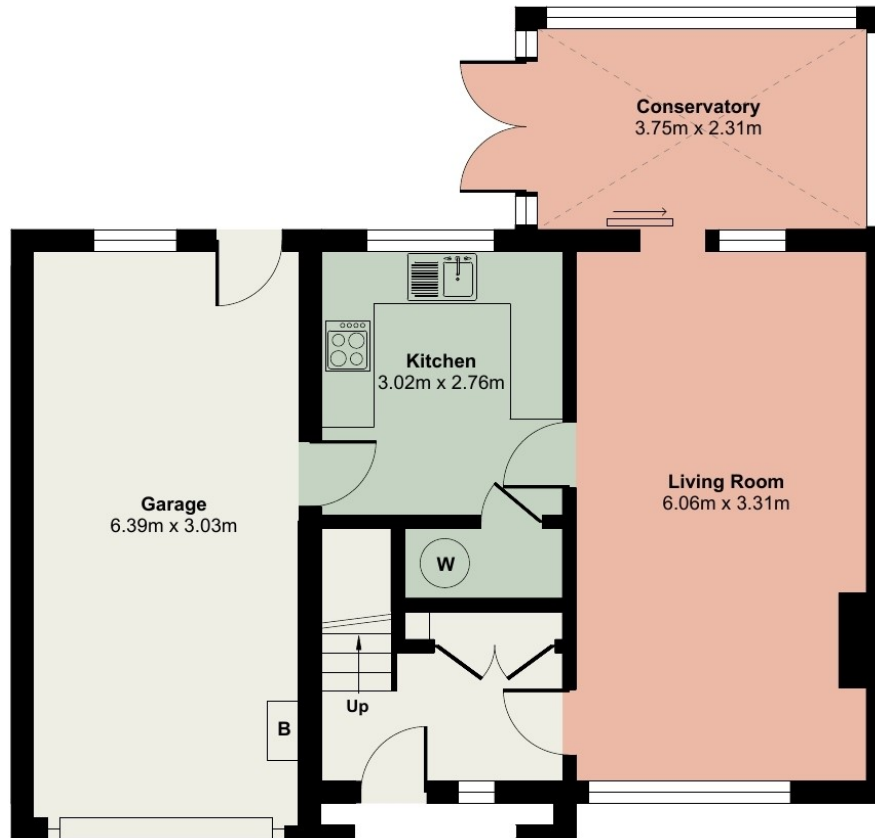
Garage = 208 sq ft / 19.3 sq m

Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1240067

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