



Kendal

£315,000

17 Buttermere Drive, Kendal, Cumbria , LA9 7PA

17 Buttermere Drive is located in a convenient position on the popular Heron Hill estate, within easy walking distance of shops and schools, and with easy access to the mainline railway station at Oxenholme. The living space is spacious and generous, offering a well-planned, well-balanced layout, finished with front and rear gardens, off-road parking and a detached garage.

The property is entered through a front porch that opens into the entrance hall, where stairs lead to the first floor. The living room enjoys a pleasant aspect to the front and features a modern media wall with space for a TV and an electric fire. Patio doors lead into the conservatory, a delightful space for relaxing and enjoying views of the rear garden, with further doors opening out onto the garden itself.

Quick Overview

- Semi detached property
- Three reception rooms & kitchen
- Three bedrooms & bathroom
- Modern bathroom
- Off road parking
- Detached garage
- Gas central heating & double glazing
- Located in sought after residential area
- Close to local amenities
- Ultrafast Broadband speed*



3



1



2



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Ultrafast
Broadband



Off Road
Parking

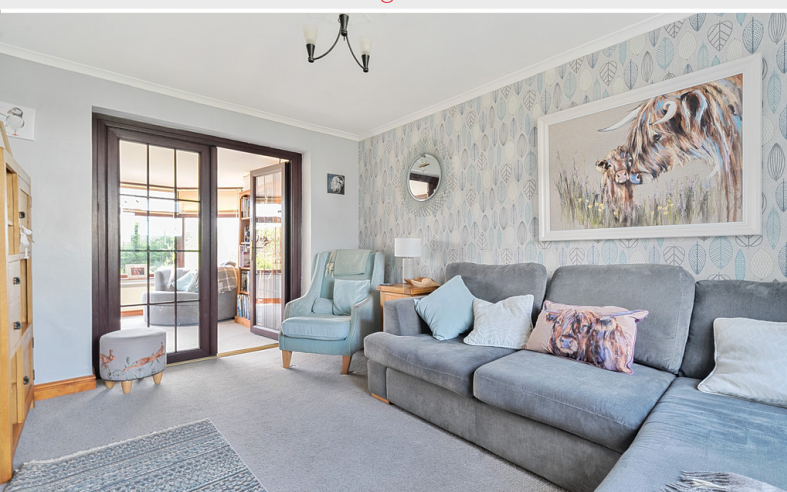
Property Reference: K7115



Entrance Hall



Dining Room



Living Room



Conservatory

The dining room is an ideal space for entertaining and includes a useful cloaks cupboard housing the hot water boiler, as well as a door leading directly into the rear garden.

The kitchen has been recently fitted by Atlantis Kitchens and includes a range of sleek wall and base units with complementary work surfaces, incorporating a breakfast area and an inset sink and drainer. A range of kitchen appliances include; a Bosch four-ring induction hob, Bosch oven and microwave, dishwasher and fridge/freezer. Plumbing for washing machine.

Upstairs, the first-floor landing provides access to three bedrooms and the bathroom.

Bedroom one is a double room with a front aspect and a useful storage cupboard. Bedroom two is also a double, with a front aspect and access to the loft space. Bedroom three is a single room. The house bathroom features a four-piece suite comprising; a bath, shower cubicle, wash hand basin, and WC. Finished with part-tiled walls and flooring and a heated towel rail.

Outside, the property benefits from off-road parking to the front alongside a lawned area with mature flowers. The rear garden offers a patio area, raised flower beds and a raised decked area ideal for outdoor dining. The detached garage provides additional storage space and benefits from power and lighting.

This inviting home offers excellent indoor and outdoor living spaces, combined with a convenient location that provides easy access to everything a family or professional might need. The property also benefits from gas central heating and double glazing throughout. Viewing is highly recommended to appreciate all that this home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 2" x 9' 11" (4.03m x 3.03m)

Dining Room 13' 1" x 8' 3" (4.01m x 2.54m)

Kitchen 20' 10" x 6' 9" (6.37m x 2.07m)

Sun Room 10' 11" x 8' 10" (3.33m x 2.71m)



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bathroom



Bathroom

First Floor

Landing

Bedroom One 13' 3" x 9' 11" (4.05m x 3.04m)

Bedroom Two 9' 4" x 8' 3" (2.85m x 2.53m)

Bedroom Three 9' 6" x 6' 9" (2.92m x 2.07m)

Bathroom

Detached Garage 19' 7" x 10' 3" (5.97m x 3.13m)

Parking: Off Road Parking.

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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

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

What3Words & Directions: [///scam.levels.cabin](https://www.what3words.com/levelscabin)

From the Town Centre take the Burton Road past K Village and The Kendal Leisure Centre, turn left into Oxenholme Road and then immediately left onto Heron Hill. Take the first turning right into Esthwaite Avenue and follow the road up the hill keeping right, take the 2nd turning on the right into Buttermere Drive and number 17 can then be found on the left hand side just before the turning to Derwent Drive.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom One



Rear Garden



Rear Garden



Rear Garden



Rear Garden

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).

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
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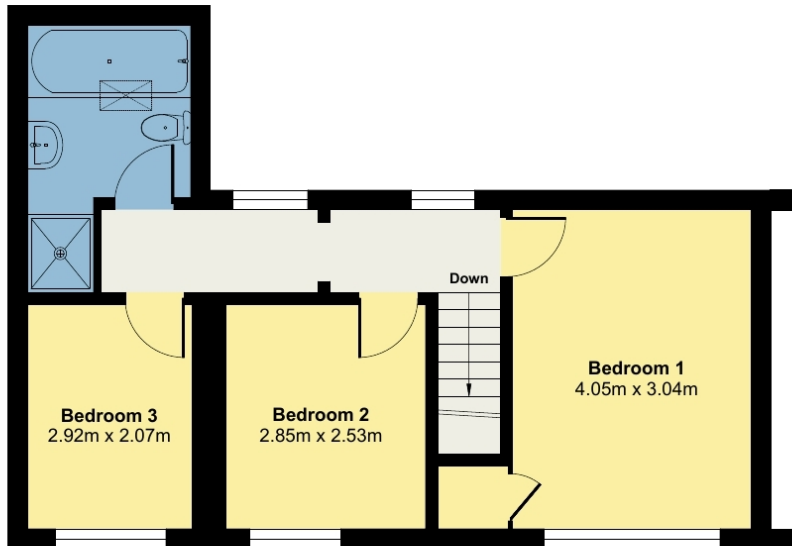
Buttermere Drive, Kendal, LA9

Approximate Area = 1022 sq ft / 94.9 sq m

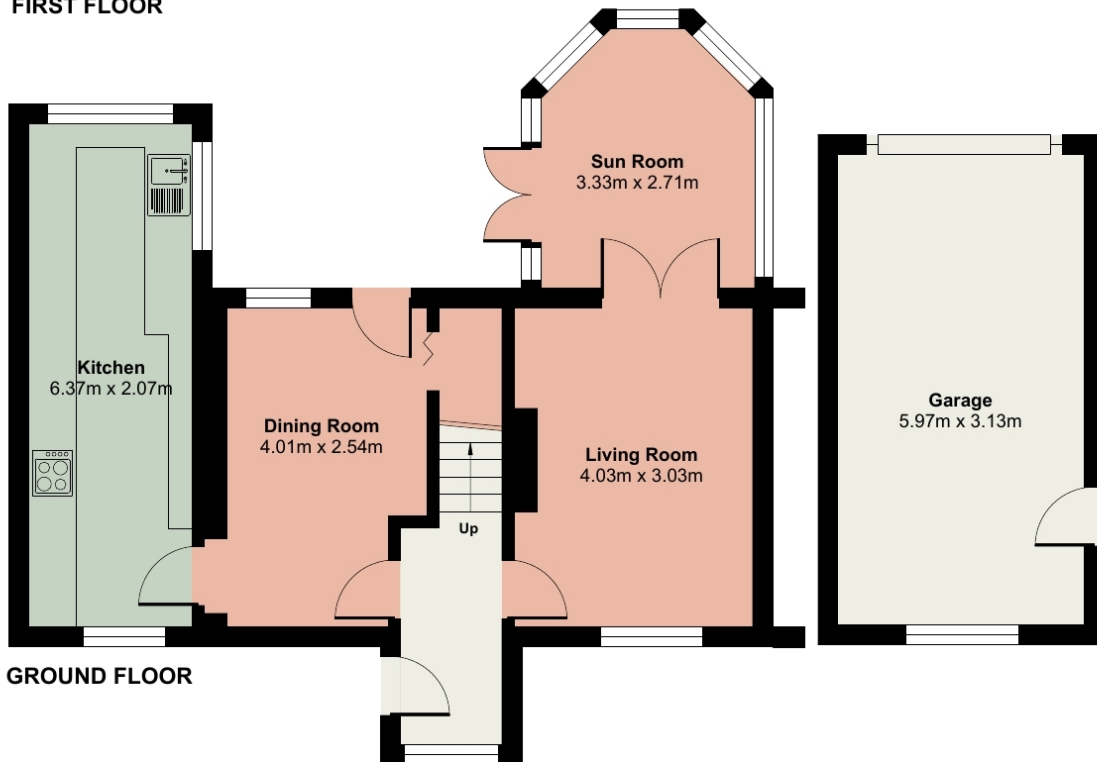
Garage = 201 sq ft / 18.6 sq m

Total = 1223 sq ft / 113.5 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: 1306992

A thought from the owners... " Our home is bright and relaxing be that in sunny rear garden, conservatory or sitting in the lounge with beautiful flame fire".

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/06/2025.

Request a Viewing Online or Call 01539 729711