



Kendal

£325,000

11 Scafell Drive, Kendal, Cumbria, LA9 7PE

Welcome to 11 Scafell Drive – a well presented link-attached home tucked away in a peaceful cul-de-sac that adjoins protected open space. Set on a generous plot, this property combines well-balanced living accommodation with excellent outside space, along with the added benefits of double glazing, gas central heating, off-road parking, a garage and a large enclosed rear garden. Perfectly positioned on the popular Heron Hill estate, the home is within easy walking distance of shops and schools, and just minutes from the mainline railway station at Oxenholme. With its spacious plot, there is also great potential to extend or remodel (subject to planning), making this an ideal home to grow into.

Quick Overview

- Link detached property
- Situated on popular residential estate
- Open plan living
- Three bedrooms
- Bathroom & shower room
- Garage & off road parking
- Large rear garden
- Gas central heating & double glazing
- Close to local amenities
- Ultrafast broadband speed*



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Ultrafast



Off road
parking

Property Reference: K7159



Entrance Hall



Open plan living / dining area



Kitchen



Downstairs shower room

Stepping inside, the entrance hall welcomes you with stairs to the first floor and a under-stairs storage cupboard. From here, the home opens into a bright and airy open-plan living and dining space, with a the living area enjoying a front aspect, that flows through to the dining area and kitchen. Patio doors lead directly onto the rear garden, seamlessly linking the home to the garden.

The kitchen is well-equipped with a range of wall and base units, a larder cupboard, wine rack and breakfast bar, all complemented by stylish work surfaces. Integrated appliances include; an oven, microwave, dishwasher, under-counter fridge and a four-ring electric hob with concealed extractor fan. A door from the kitchen leads into the inner hall, giving access to the garden, garage and a modern ground-floor shower room with a three-piece suite including; shower cubicle, vanity unit with wash basin and WC. Finished with tiled walls and floor, downlights and a window.

Upstairs, the first-floor landing leads to three comfortable bedrooms and the family bathroom.

Bedroom one is a generous double overlooking the rear garden, while the second double bedroom enjoys open views across fields towards the Helm. A good-sized single bedroom shares the same front aspect. The bathroom comprises a three piece suite including; a Jacuzzi bath with shower over, vanity unit with wash hand basin and WC. Complemented by heated towel rail, tiled walls and floor finished with downlights.

The outside space is a real highlight. To the front, there are two off-road parking spaces, one of which leads to the garage, with the garden featuring decorative stone details and mature flower beds. A side path leads to the impressive rear garden, where a fruit patch offers black and white currants, blueberries, raspberries and gooseberries. The garden itself is extensive, with a decked seating area, a patio with water tap and a large lawn bordered by trees and planting. Apple, plum and pear trees, along with a delightful pond, add to the charm, while a summer house and a vegetable patch beyond complete the outdoor setting.

11 Scafell Drive offers spacious living, plenty of potential and a highly convenient location. Arrange a viewing today to appreciate everything this property has to offer.



Open plan living room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Open plan living area

24' 6" x 16' 2" (7.47m x 4.94m)

Inner hallway

Shower Room

First Floor

Landing

Bedroom One

11' 5" x 9' 4" (3.48m x 2.87m)

Bedroom Two

12' 2" x 8' 2" (3.72m x 2.49m)

Bedroom Three

9' 2" x 7' 8" (2.81m x 2.35m)

Bathroom

Intergal Garage

15' 1" x 10' 2" (4.62m x 3.12m)

With up and over door, power and light. Wall mounted gas boiler.

Parking: Off road parking for two vehicles.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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: ///reject.arrow.rots

Leaving Kendal on Burton Road proceed past the Leisure Centre and at the traffic lights take the left turn into Oxenholme Road and then immediately left onto Heron Hill. Take the first turning to the right onto Esthwaite Avenue and follow the road up the hill, turn right into Buttermere Drive, then take the first left onto Derwent Drive. From there, take the first left onto Scafell Drive and then the first left again into the cul-de-sac. Number 11 is located at the end on the left-hand side.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom One



House Bathroom



Rear External



Rear Patio



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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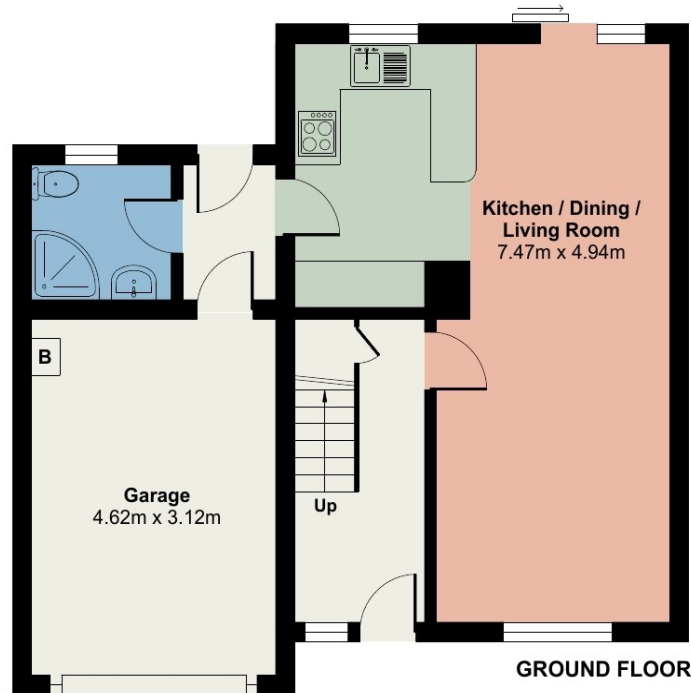
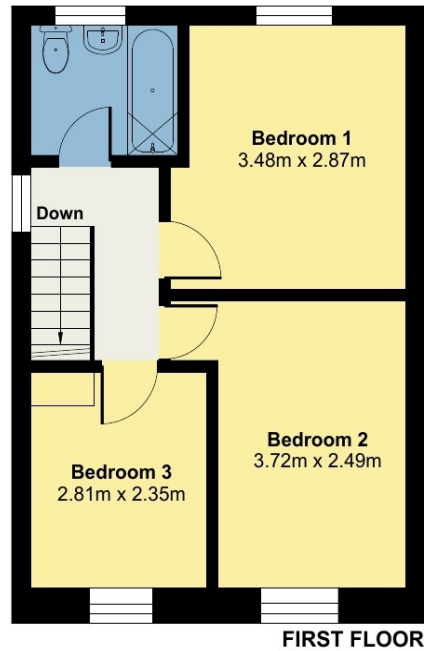
Scafell Drive, Kendal, LA9

Approximate Area = 860 sq ft / 79.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 1022 sq ft / 94.8sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hacknev & Leigh. REF: 1342359

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