



Kendal

£615,000

2 Shelly Avenue, Kendal, Cumbria, LA9 5FS

Introducing 2 Shelly Avenue, a stylish and contemporary detached family home, offered in immaculate condition by its careful owner. Built just two years ago, the property seamlessly blends modern living with comfort and practicality, offering a welcoming living room, a superb L-shaped dining kitchen with sitting area opening to the rear garden, a utility room, four bedrooms, a family bathroom, ensuite shower room, off-road parking, a garage and the added benefit of solar panels.

The house benefits from an LABC warranty (8 years remaining) and a 25-year K Render warranty, providing peace of mind and assurance of quality construction and finish.

Quick Overview

- Modern detached property
- Ready to move into and enjoy!
- Living room and L shaped dining kitchen
- Four double bedrooms
- Ensuite shower room and family bathroom
- Spacious rear garden
- Solar panels
- Great location
- Garage and off parking
- Ultrafast Broadband speed*



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2



2



A



Ultrafast
Broadband
Available



Integral Garage &
Driveway

Property Reference: K7195



Entrance Hall



Living Room



Dining kitchen



Kitchen

Nestled on the fringes of Kendal, the location combines the tranquility of the countryside with convenient access to the town centre, where you'll find shops, cafés, restaurants, pubs, a library, The Brewery Arts Centre, and the leisure centre. Scenic walks are on the doorstep at Cunswick Scar and Scout Scar, with the M6 motorway (Junction 36) close by, providing excellent connectivity to the Lake District and Yorkshire Dales.

Stepping through the front door, it quickly becomes apparent what this modern detached property has to offer. Benott wood flooring extends through the main living spaces, adding a sense of flow and sophistication throughout the ground floor. The entrance hall features stairs leading to the first floor and doors to the living room and cloakroom, which is fitted with a WC and wash hand basin and finished with tiled flooring.

The living room enjoys a bay window with a pleasant front aspect, creating an inviting space to relax and unwind. Heading down steps into the heart of the home, the impressive L-shaped dining kitchen with sitting area enjoys a lovely outlook over the rear garden with patio doors opening directly outside. The kitchen is fitted with an attractive range of contrasting wall and base units, including pan drawers, a pull-out pantry unit and an integrated bin, all complemented by solid work surfaces with matching upstands. A selection of integrated appliances includes a double oven, microwave, dishwasher, fridge/freezer and hot tap. A door leads into the utility room, which offers additional storage with wall and base units, worktops with inset sink and drainer, plumbing for a washing machine, space for a dryer and a wall mounted gas boiler, with a further door giving access to the outside.

On the first floor, a spacious landing with a useful storage cupboard provides access to the four bedrooms and family bathroom.

Bedroom one is a generous double room with built-in wardrobes and a pleasant front aspect. It benefits from a stylish ensuite shower room fitted with a three-piece suite including a shower cubicle with rain head and handheld attachment, a vanity wash hand basin and WC. The ensuite is finished with part-tiled walls and flooring, a heated towel rail, recessed lighting and a window. Bedrooms two and three are both comfortable doubles enjoying rear aspects with views over open countryside, while bedroom four is another double room positioned to the front of the property.

Completing the interior is the family bathroom, fitted with a four-piece suite comprising a panelled bath, separate shower cubicle with rain head and handheld attachment, wash hand basin and WC. The bathroom is finished with part-tiled walls and tiled floor, recessed lights and a window providing natural light.

Outside, the front of the property offers off-road parking leading to the garage, alongside a neat lawned area. A pathway leads around to the rear garden, which enjoys a generous south-facing lawn and patio area, the perfect spot for outdoor dining and relaxation. The garden enjoys direct sunlight for around 8 hours per day, with far-reaching views across the fields and open countryside beyond.

Additional features include 100% wool carpets throughout, adding comfort and luxury underfoot.

Ready to move into and enjoy, this superb modern home is ideal for



Dining kitchen



Dining Kitchen and sitting room



Sitting area



Landing



Bedroom Two



Bedroom Three

families or anyone seeking stylish living on the edge of Kendal. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 14' 11" x 12' 9" (4.55m x 3.90m)

Cloakroom

Open plan dining kitchen and sitting room 20' 9" x 16' 5" (6.34m x 5.02m)

Utility Room 6' 6" x 5' 6" (2.00m x 1.70m)

First Floor

Landing

Bedroom One 12' 9" x 12' 4" (3.90m x 3.76m)

Ensuite Shower Room

Bedroom Two 11' 5" x 10' 8" (3.48m x 3.26m)

Bedroom Three 11' 11" x 9' 2" (3.64m x 2.81m)

Bedroom Four 11' 2" x 9' 2" (3.42m x 2.81m)

Family Bathroom

Garage: With up and over door, power and light and solar panel inverter.

Parking: Off road parking.

Property Information:

Tenure: Freehold. A annual service charge of £325.50 is payable for the upkeep of communal areas.

Council Tax: Westmorland and Furness Council - Band F

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

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



Bedroom One



Bedroom One



Rear Garden



Bedroom Four



House Bathroom

What3Words & Directions: [///turkey.recall.dots](https://turkey.recall.dots)

From Highgate head to the traffic lights in the centre of town at the Town Hall and take a left turn into Allhallows Lane. Proceed up the hill into Beast Banks and beyond to Greenside. Follow the road up the hill and enter the development at the 2nd turning on the left and proceed down the road, turning left on to Shelly Avenue and number 2 can be found immediately on the right hand side.

Viewings: 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 (incl. 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
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Shelly Avenue, Kendal, LA9

Approximate Area = 1561 sq ft / 145 sq m

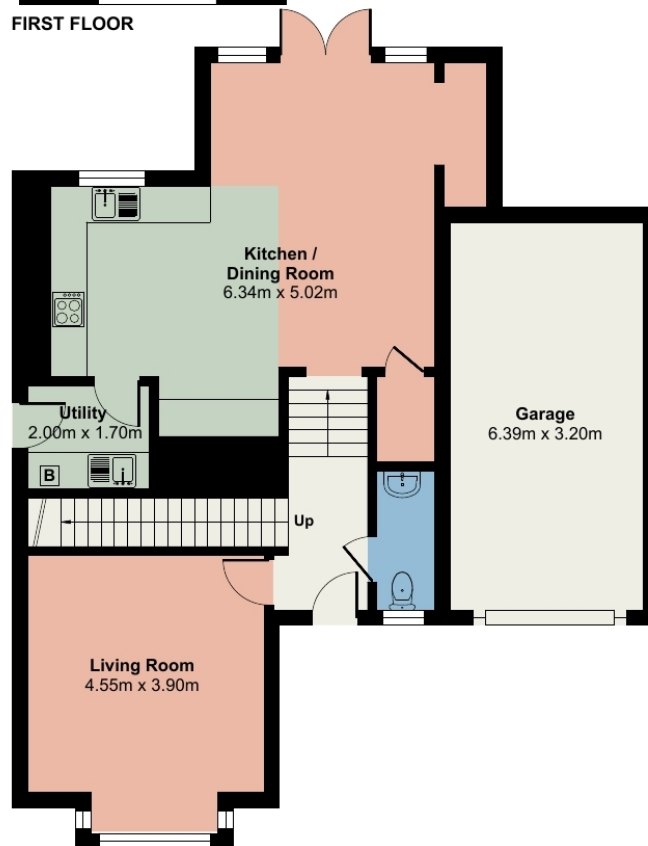
Garage = 220 sq ft / 20.4 sq m

Total = 1781 sq ft / 165.4 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). © n1checom 2025. Produced for Hackney & Leigh. REF: 1373781

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