



1 Crummock Drive, Kendal – LA9 7PQ

Kendal

Guide Price £325,000

1 Crummock Drive

Kendal, Cumbria

Nestled within a popular residential area, this immaculately presented 2-bedroom detached bungalow offers a serene retreat with wonderful views. Boasting a perfect blend of comfort and style, this property is sure to capture the hearts of those seeking a peaceful abode.

Upon entering, you are greeted by a warm and inviting ambience, the well-appointed living spaces have been lovingly maintained.

In addition to its exceptional location and views, this bungalow is in ready-to-move-into condition, offering a hassle-free transition for the new owners. Meticulously maintained and thoughtfully designed, this residence embodies a sense of pride of ownership that is evident in every detail.

Don't miss the chance to make this property your own and experience the best of residential living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

As you enter the property, a hallway opens doors to the kitchen, a living room, two bedrooms, a bathroom, and an airing cupboard. This is also where you gain loft access (partially boarded with a light).

Kitchen

This kitchen, which has views out to the hills & Oxenholme, has a range of fitted storage units with a complementary worktop. It comprises a 1½ bowl stainless steel sink, space/plumbing for a washing machine, a Hotpoint oven and gas hob with an extractor fan over, space for a fridge/freezer and a dining table, and a door that leads to the conservatory.

Living Room

This living room has a window to the front of the property that looks out to the hills and Oxenholme, an electric fire with a surround, and plenty of space for seating/storage.

Conservatory

This conservatory gains plenty of light, and you can access it through the kitchen or the external door via the garden. It embraces space for seating/storage and has space/plumbing for a dryer.

Bathroom

This suite comprises a bath with a Mira Sport shower over, a W.C., a wash hand basin, a stainless steel ladder radiator, a fan, and a window with privacy glazing into the conservatory.



Bedroom One

This large double bedroom has an en suite and a window to the rear of the property overlooking the garden.

En-suite

This suite comprises a W.C., a wash hand basin, a towel rack and a fan.

Bedroom Two

This double room has a window to the rear overlooking the garden.

Airing Cupboard

This airing cupboard houses a hot water cylinder and shelving space.





REAR GARDEN

A private, mature rear garden with stone patio seating areas, a grass area surrounded by a range of plants, a greenhouse, cold water tap, and access from the front of the property through a gate or through the conservatory door.

FRONT GARDEN

Outside lights to the front, cold water tap, garden and lawn with far reaching views.

GARAGE

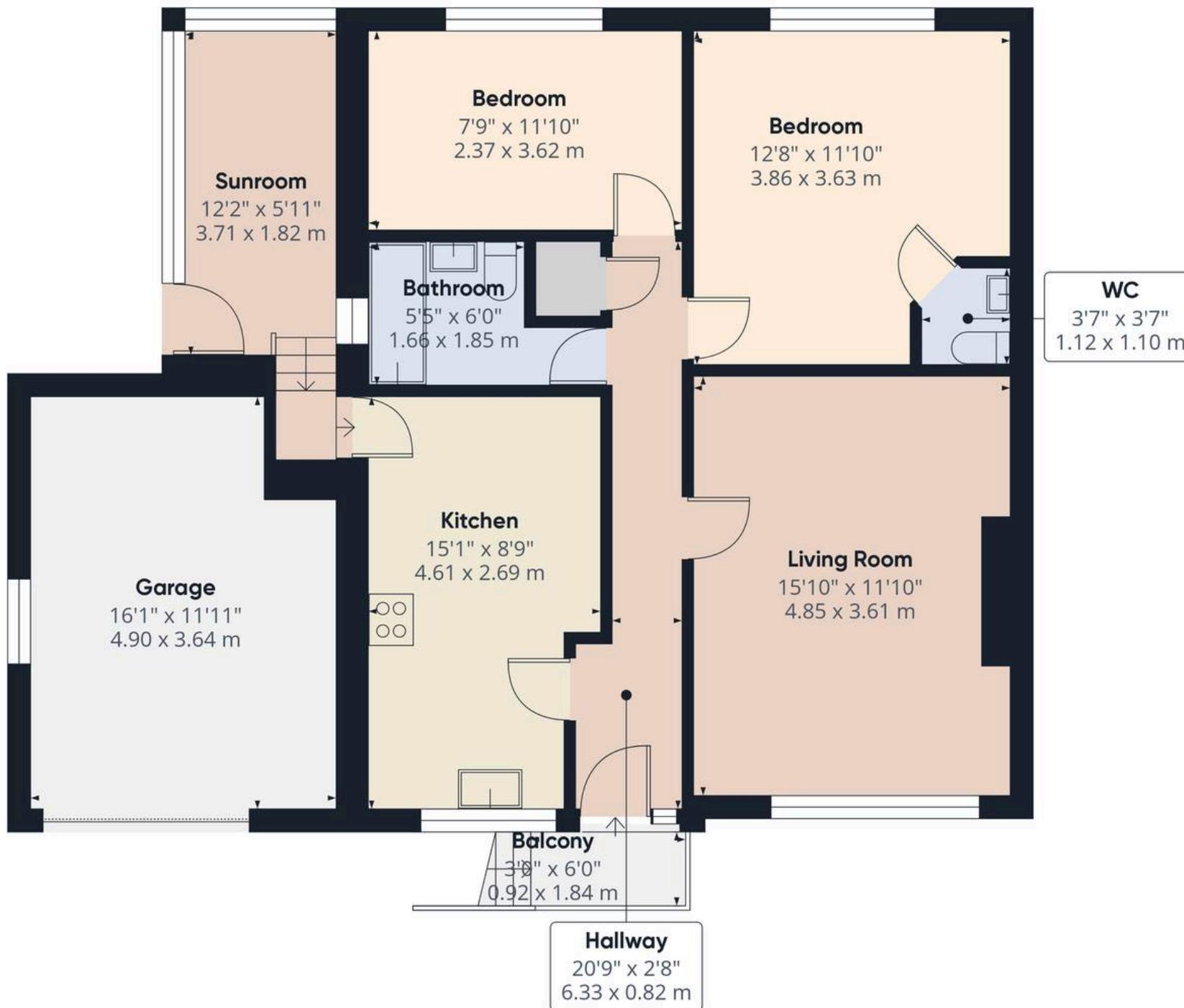
Single Garage

This large garage has an up & over door, fitted storage units/benches, a double-glazed window to the side, and space for one vehicle. This is also where the Baxi boiler is located.

DRIVEWAY

2 Parking Spaces





Approximate total area⁽¹⁾

927.52 ft²
86.17 m²

Balconies and terraces

18.19 ft²
1.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



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