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20 Hayfell Avenue, Kendal, Cumbria, LA9 7JH

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£375,000

Modernised throughout offering spacious and contemporary accommodation situated within the popular location of Hayfell Avenue Heron Hill.

The current owners have extensively modernised the property offering its new owners a ready to move into home with a generously spaced layout across one single storey. The accommodation includes a large plot with driveway parking for five cars, a newly built garage with electric door, side-patio, terrace and a private rear garden to enjoy the afternoon sunshine.

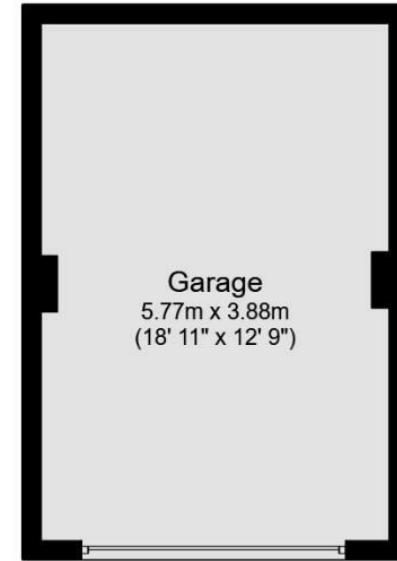
Inside the bungalow there's a utility porch, a modern high specification fitted kitchen, the family living room provides ample space for furnishings, a newly installed log burner and the main entrance is located here. There are three double bedrooms, and a modern stylishly finished three piece bathroom suite. The property has plenty of storage throughout with the back hallway including; loft access to a boarded and insulated attic. Further features include sun resistant mirrored windows to the living room and master bedroom. Newly installed gas combination central heating, new windows/doors. Wiring upgrades and the installation of a new roof.

Situated within the sought after area of Heron Hill, offering a modern and contemporary feel throughout, set within a generous plot, within an elevated position with views towards Scouts Scar. Within walking distance there are many facilities nearby, such as supermarkets, schools, local doctors surgery, the leisure Centre and Kendal town centre is reachable within a 5 minute drive. The Lake District National Park is a short drive away and there are easily accessible road links to M6 motorway as well as mainline train station at Oxenholme.

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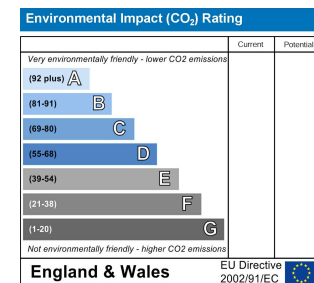
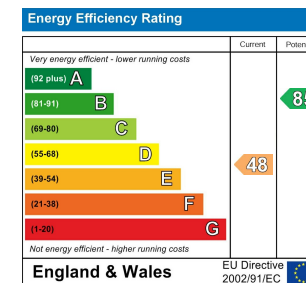


Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Living room

18'2" x 16'3"

Spaciously sized with ample room for furnishings. Focal log burning stove. Neutral décor, featured lighting and newly installed Karndean flooring. Main entry doorway with double storage to the side. Featured sun reflective mirrored windows and solid wood interior doors.

### Kitchen

9'8" x 11'10"

Modern high gloss shaker units, slate effect worktops, white Belfast style sink, integrated grill oven and microwave. Gas hob and extractor fan. Dishwasher and inclusive within the sale the American fridge freezer. Wood style flooring, neutral decorative order and LED lighting.

### Utility porch

6'4" x 8'0"

Wood style flooring, neutral décor, slate style worktops, space for a washing machine and dryer, gloss tall cupboards for utility storage, side access to the patio.

### Bedroom one

10'10" x 11'2"

Neutral décor, large sun reflective mirrored windows. Karndean style wood flooring. Dual inbuilt storage cupboards. Neutral décor and featured ceiling mounted lighting.

### Bedroom two

9'8" x 11'1"

Spacious in size with Karndean wood style flooring, neutral décor, ceiling mounted lighting and space for storage.

### Bedroom three

11'0" x 9'2"

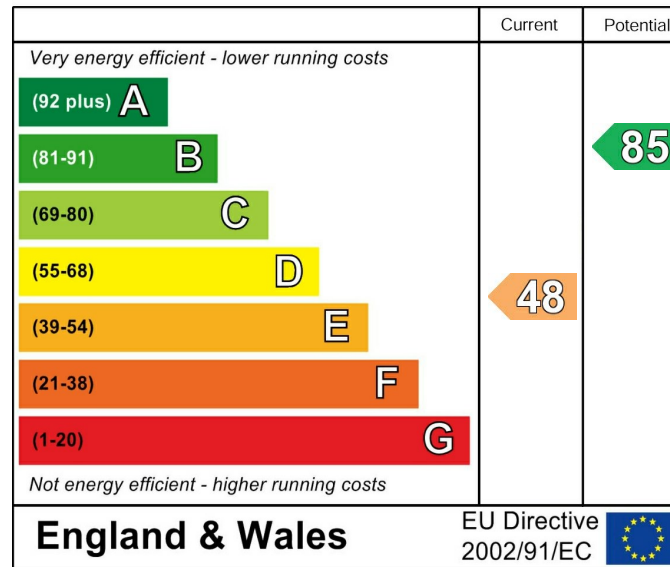
Double in size with neutral décor, ceiling mounted lighting and Karndean style flooring. Rear facing windows and space for storage.

### Family bathroom suite

6'7" x 8'11"

An impressive bathroom suite. Featuring panelled walls, herringbone wood style flooring, vanity sink unit, light up wall mirror. Bath with shower above, W.C. LED lighting and chrome radiator.

### Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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