



44 Hillswood Avenue, Kendal
£360,000



44 Hillswood Avenue

Kendal

Occupying a corner plot position within a quiet cul-de-sac, this immaculately presented semi-detached bungalow offers stylish accommodation, attractive gardens and a highly convenient location. Well placed for access to Kendal town centre, local primary and secondary schools, Kendal College and everyday amenities, the property is ready to move into and enjoy from day one.

The accommodation is arranged across a single level and has been thoughtfully improved by the current owners. A contemporary fitted kitchen by Atlantis Kitchens features Bosch appliances together with ample storage and workspace, while the sitting room provides a comfortable and welcoming environment for everyday living, enhanced by a recently installed media wall and feature fire.

The bungalow offers two double bedrooms served by a modern shower room. A particular feature is the sunroom, accessed from one of the bedrooms, providing additional reception space that can be enjoyed throughout the year.

Externally, the property enjoys attractive landscaped gardens extending to the side and rear, creating a pleasant and low maintenance outdoor environment. Features include a pond and a variety of seating areas, whilst a garage with electric door and driveway parking add further practicality.

Combining high quality presentation, attractive outdoor space and a convenient location, this is an excellent opportunity to acquire a beautifully maintained bungalow within a sought after residential setting.

- Immaculately presented semi-detached bungalow
- Contemporary fitted kitchen with Bosch appliances
- Stylish sitting room with media wall and feature fire
- Two double bedrooms
- Modern shower room
- Garden room/conservatory with insulated roof
- Attractive landscaped gardens
- Garage with electric door and driveway parking
- Corner plot position
- Quiet cul-de-sac location close to schools and Kendal town centre

WHAT3WORDS://chew.yards.debit

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





PORCH

7' 5" x 3' 3" (2.25m x 0.99m)

LIVING ROOM

16' 0" x 9' 9" (4.87m x 2.98m)

KITCHEN

14' 4" x 8' 8" (4.38m x 2.64m)

SUNROOM

13' 6" x 11' 3" (4.11m x 3.42m)

HALLWAY

6' 6" x 2' 10" (1.98m x 0.87m)

BEDROOM

12' 5" x 9' 3" (3.79m x 2.81m)

BEDROOM

15' 11" x 8' 11" (4.86m x 2.71m)

SHOWER ROOM

6' 3" x 5' 4" (1.91m x 1.63m)

GARAGE





SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

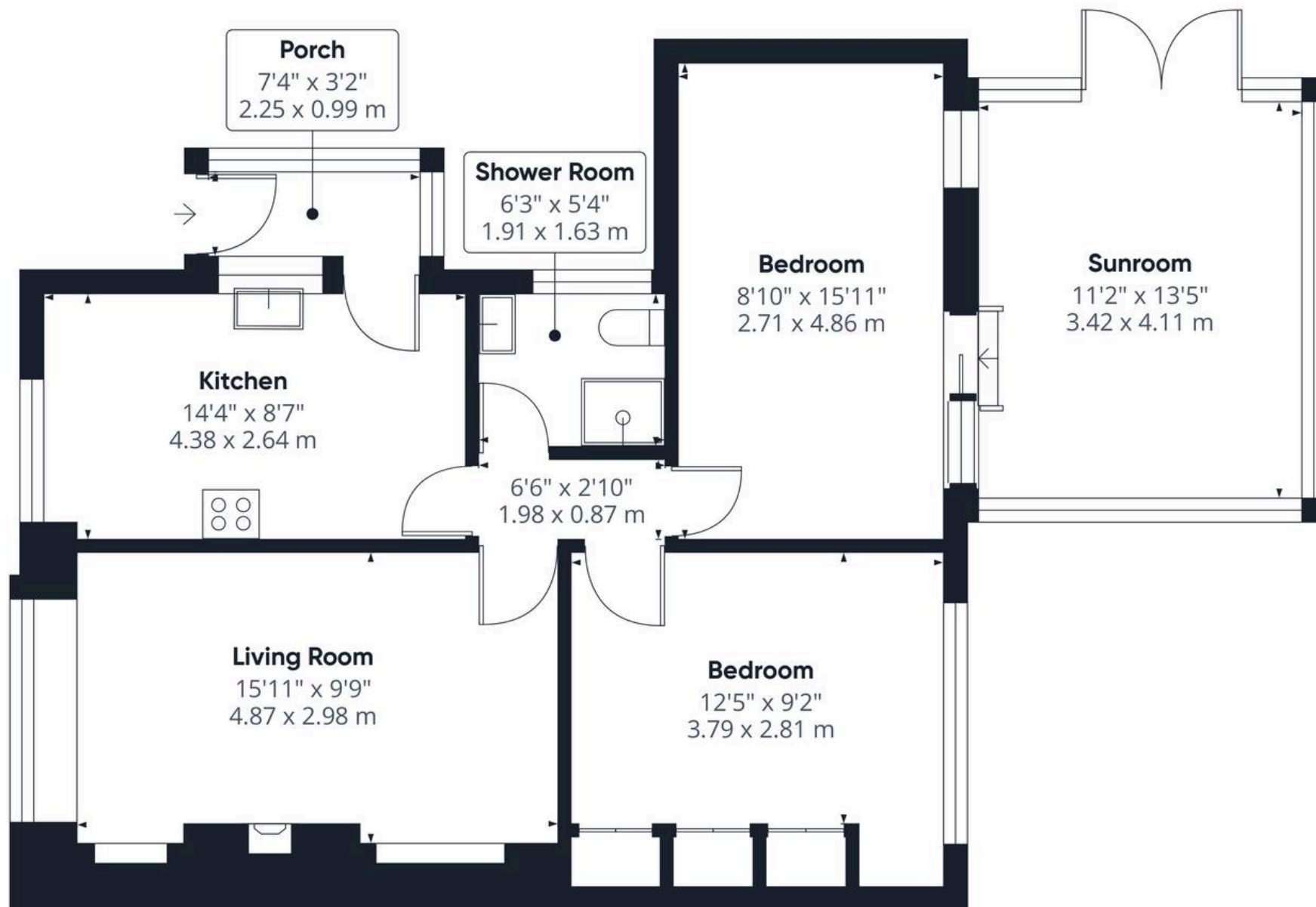
COUNCIL TAC BAND currently Band C

TENURE: FREEHOLD

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Approximate total area⁽¹⁾

810 ft²

75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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