



25 Calder Drive, Kendal
£275,000



25 Calder Drive

Kendal, Kendal

Set within a quiet cul-de-sac on Calder Drive, this detached bungalow enjoys a sought after position within the vibrant market town of Kendal, known as the gateway to the Lake District. The property is ideally placed for easy access to a wide range of amenities including shops, supermarkets, cafes and restaurants, along with excellent transport links via the M6 and Oxenholme railway station, making it a convenient base for both everyday living and exploring the surrounding countryside.

The accommodation is arranged across one level and includes a welcoming entrance leading into a comfortable lounge with a bright feel and ample space for both seating and dining. The kitchen is fitted with a modern range of units and offers a practical layout for day to day use. A generous conservatory provides a versatile additional reception space, ideal for relaxing or enjoying the changing seasons. There are three bedrooms, including a well proportioned main bedroom, a second double currently used as a snug, and a single bedroom. The bathroom is fitted with a modern suite.

Externally, the property benefits from a rear garden arranged over split levels, offering a pleasant outdoor space with great views and scope to personalise. To the front, a block paved driveway provides off-road parking and leads to an impressive long garage, ideal for storage or workshop use. The property is offered for sale with no upper chain.

- Detached bungalow set within a quiet cul-de-sac on Calder Drive in the popular market town of Kendal
- Modern fitted kitchen with a clean and practical layout
- Comfortable lounge with a bright feel and space to accommodate both seating and dining
- Generous conservatory providing an additional reception area with excellent versatility
- Three bedrooms including a well proportioned main bedroom, a second double currently used as a snug, and a single bedroom
- Bathroom fitted with a modern suite
- Rear garden arranged over split levels, offering a low maintenance outdoor space with scope to personalise
- Impressive garage ideal for storage, workshop use or further potential
- Block paved driveway providing off-road parking for multiple vehicles
- Located in a desirable Kendal setting with easy access to local amenities, transport links, the M6 and the Lake District, offered with no upper chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRY

KITCHEN

12' 4" x 9' 7" (3.75m x 2.93m)

LIVING ROOM

21' 1" x 9' 7" (6.43m x 2.92m)

BEDROOM

14' 8" x 9' 8" (4.46m x 2.95m)

BEDROOM

9' 7" x 5' 11" (2.92m x 1.80m)

SNUG

10' 8" x 9' 8" (3.26m x 2.94m)

SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m)

SUNROOM

18' 0" x 9' 11" (5.49m x 3.02m)

GARAGE

25' 9" x 9' 11" (7.86m x 3.03m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

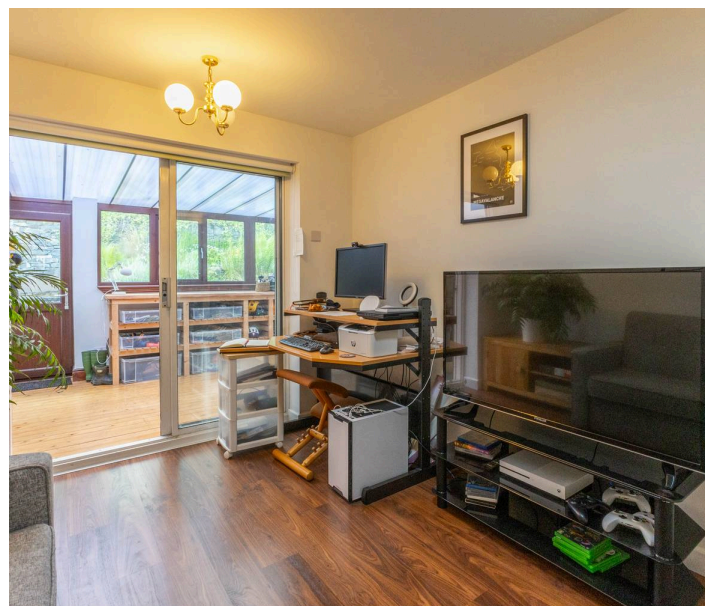
EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

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