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Valley Drive

Kendal, Westmorland And Furness, LA9 7SF

Guide Price £375,000



- Three Double Bed Detached House
- Living Room
- Kitchen
- Beautiful Gardens
- Double Glazed, Gas Central Heating

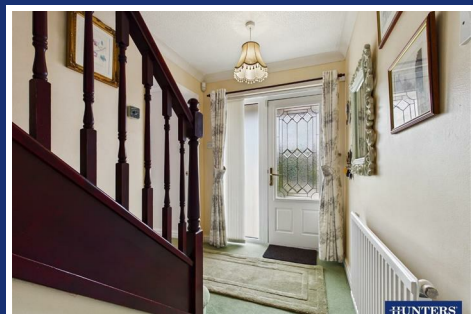
- Two Ensuite Bedrooms plus Family Bathroom
- Dining Room
- Conservatory
- Wide Driveway for Two or More Cars
- Council Tax Band E

Tel: 01539 816399

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Sale of a detached, three double bedroom family home located within the popular Heron Hill area of Kendal on the southern side of the town. There are many highlights that will appeal including the wonderful garden to the rear that has been lovingly planted and landscaped creating the most incredible space. The house is built in the 'upside down style', with the living accommodation being on the first floor, lateral to the rear garden. The internal accommodation comprises of three double bedrooms, two of which are ensuite, a living room, dining room, kitchen, conservatory, family bathroom, store room and undercroft, and out to the front there is a double width driveway for parking.

Kendal's vibrant town centre is approximately five minutes by car and offers an extensive range of facilities including supermarkets, independent shops, cafés, restaurants, traditional pubs, healthcare services, and leisure facilities. The town also hosts regular markets and community events, while the nearby Lake District National Park provides world-class walking, cycling and outdoor pursuits just minutes from the doorstep. Mainline rail connections are available at nearby Oxenholme Station and the M6 is within easy reach.

The property is exceptionally well placed for schools, with Heron Hill Primary School within easy walking distance. Other well-regarded primary schools nearby include Castle Park School and Vicarage Park C of E Primary School. Secondary education is provided by Kirkbie Kendal School, approximately 0.6 miles away, and The Queen Katherine School. Further education is available at Kendal College, offering a wide range of academic and vocational courses.

A superb family home ideally suited to growing families and those with a love of outdoor spaces.

what3words/// pitch.person.froth

Entrance Hall

From the front door you step into the entrance hall, which in turn provides access to bedrooms one and two, a storage room, and the stairs rising to the first floor landing. Natural light is provided by the part glazed front door and the obscured side panel.

Bedroom One

A good sized double bedroom with a bay window to the front elevation and fitted wardrobes providing ample hanging and shelving space.

Ensuite

Well presented and comprising of a shower cubicle, wash-hand basin set on top of a vanity unit, a WC with concealed toilet cistern, and a heated towel rail. Plenty of cupboard storage space, and with tiled elevations and shower panels to the splash areas.

Bedroom Two

A second ensuite bedroom and once again a double. There is a window to the front elevation and access to the undercroft storage area.

Ensuite

The ensuite for this room has fully tiled elevations and comprises of a shower cubicle, wash-hand basin set on a vanity unit, a low level WC, and a chrome heated towel rail.

Store Room

This is a useful room that is currently utilised as an office by the current owners. Lots of space to store away household items, coats and shoes.

Undercroft

The undercroft is accessed via bedroom two and offers a huge amount of storage space and has a light and power.

First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to the living room, kitchen, bedroom three and the family bathroom. It also has a useful storage cupboard.

Living Room

With a window to the front elevation and being open plan to the dining room. Space for a sofa, chairs, television table and associated lounge furniture.

Dining Room

A generously sized dining room which sits between the living room and the conservatory, and can accommodate a large formal dining table and chairs.

Conservatory

This room extends out into the garden and offers views and glimpses of the wonderful garden. There is a radiator allowing all year round usage and double side doors to the side leading into the garden.

Kitchen

Fitted with a comprehensive range of quality cabinets at wall and base level, with contrasting stone work-surfaces running over and being tiled to the splashbacks. Integral

appliances include a four-ring gas hob with overhead extractor fan, an electric oven and microwave, a tall fridge and freezer, dishwasher, and a washing machine. There is an inset ceramic one-and-a-half bowl sink and natural light is provided by the windows to the rear elevation and the full glazed door leading to the garden.

Bedroom Three

The third double bedroom is located on this floor and has the benefit of range of fitted wardrobes including a full walk-in closet.

Bathroom

Comprising of a large walk-in shower cubicle, a combination vanity unit housing a wash-hand basin and WC, and providing plenty of storage and shelving. Shower panels cover all the elevations and there is a heated towel rail.

Gardens

The gardens are simply beautiful. The current owners have created an enchanting rear garden, with thoughtful hard landscaping and seating areas, punctuated and softened by sophisticated planting of specimen plants, shrubs and trees. There is a mixture of paving slab and gravel pathways giving access around the different sections of the garden, punctuated with seating areas and opportunities for alfresco dining. To one corner of the plot there is a timber framed summerhouse, cleverly positioned to allow for open views down the side of the property and allowing for a cooling breeze on a hot summers day. There is enough interest outside to keep the keenest gardener busy and contented for hours, and also some lovely settings in which to relax and entertain.

Driveway

An attractively laid block paved drive sits to the front of the property and can easily provide side-by-side parking for two vehicles. Running alongside there are raised, brick built planters with shrubs and plants softening the landscaping.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



Ground Floor



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Approximate total area⁽¹⁰⁾

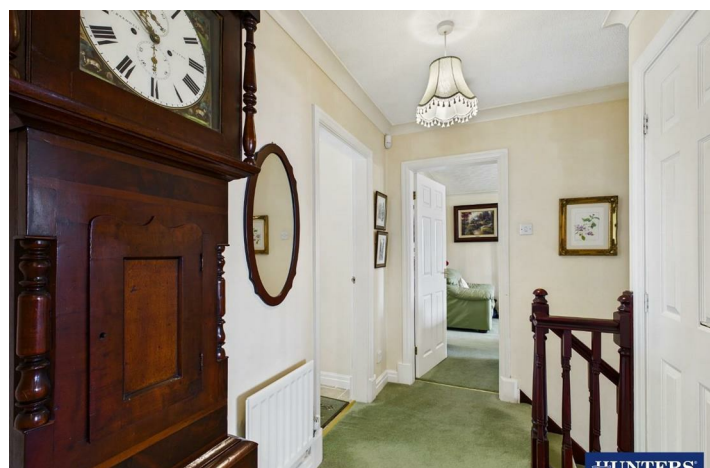
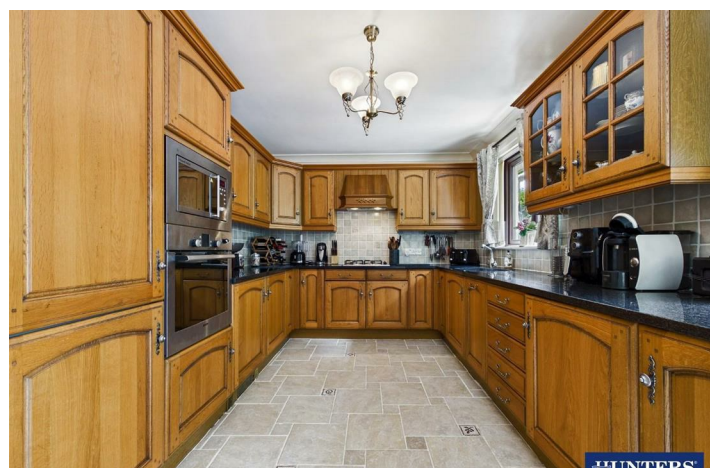
1500 ft²

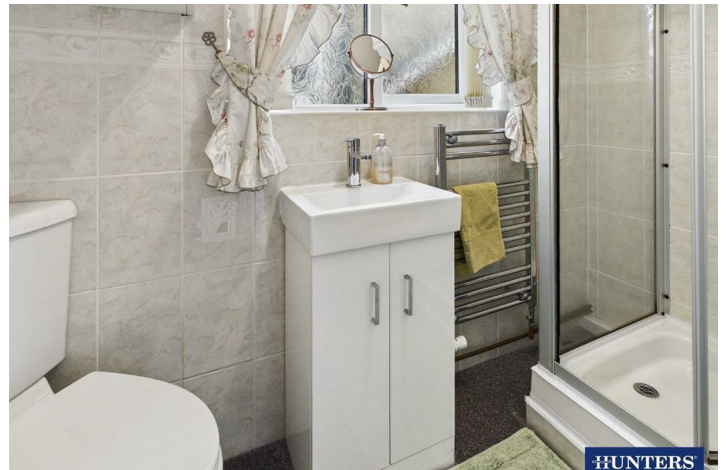
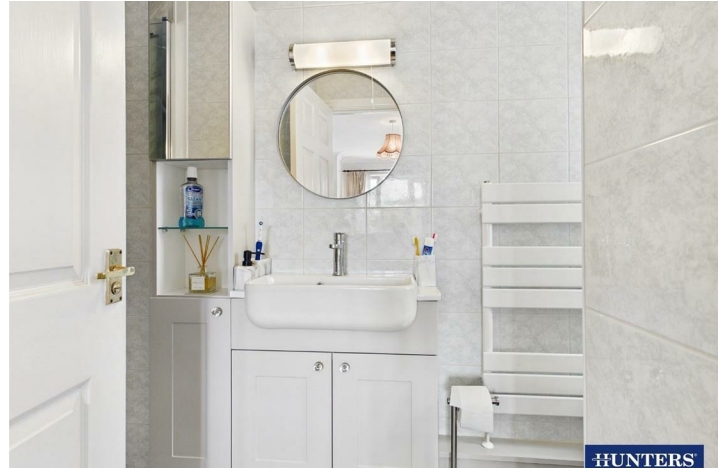
139.3 m²

(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.

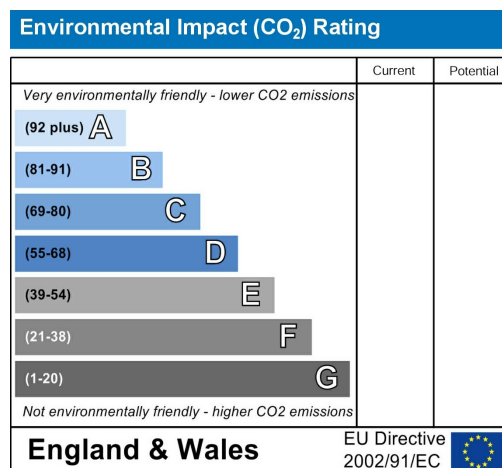
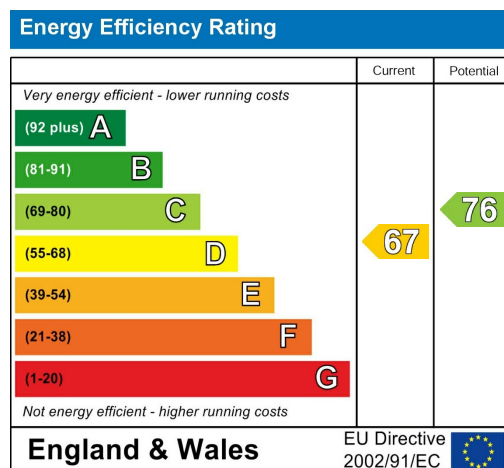
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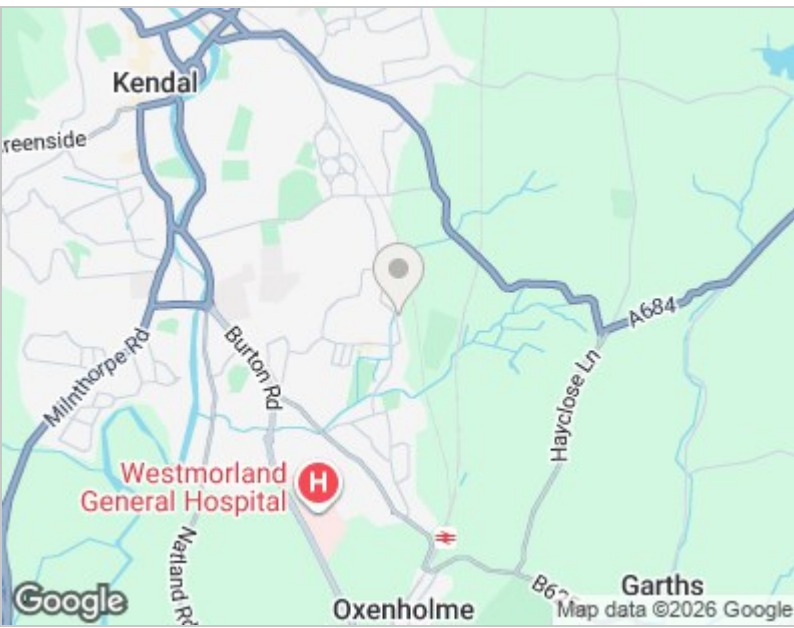
Energy Efficiency Graph



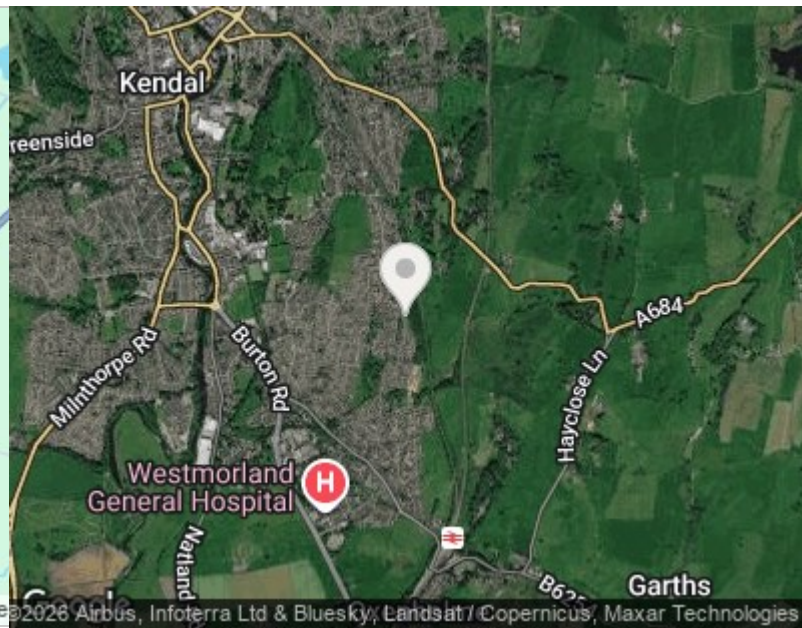
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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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