



Kendal

£395,000

268 Valley Drive, Kendal, Cumbria, LA9 7SL

The property is situated on the ever-popular Valley Drive and offers spacious and versatile four-bedroom accommodation, ideally suited to family living. Now in need of some updating and modernisation, the property is offered for sale with no upward chain and represents an excellent opportunity to create a superb family home in a sought-after residential location close to schools, shops and transport links.

Quick Overview

- Detached family home
- Sought-after Valley Drive location
- Close to local amenities
- Offered with no upward chain
- Driveway parking to the front
- Enclosed rear garden
- Four bedrooms
- House bathroom and ensuite shower room
- Three reception rooms
- Ultrafast broadband speed*



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Ultrafast



Off road
parking

Property Reference: K7258



Sitting Room



Conservatory



Utility Room



Dining Kitchen

The accommodation is well planned and begins with a welcoming entrance hall providing access to the main living areas and staircase to the first floor. The living room is a bright and airy reception room with windows to the front and side aspects, while also benefiting from useful built-in storage. The adjacent sitting room offers flexibility as a playroom, home office or second reception room, with dual aspect windows providing plenty of natural light.

The dining kitchen fitted with wall and base units, work surfaces and space for dining, along with integrated appliances including a gas hob, electric oven and dishwasher. French doors open into the conservatory, which provides an additional living space overlooking the rear garden and direct access outside. The ground floor is further complemented by a utility room with mounted boiler and cloakroom.

To the first floor are four well-proportioned bedrooms. The principle bedroom is a generous double and benefits from a modern ensuite shower room. The ensuite shower room is fitted with a three piece suite including; a shower cubicle, vanity unit with wash hand basin and WC, finished with tiled walls and floor. Bedroom two enjoys an outlook over the rear towards the open green space, while bedrooms three and four are both versatile and well-sized, suitable for family use, guests or home working. The family bathroom is fitted with a three-piece suite comprising bath, wash hand basin, and WC, together with useful storage.

Externally, the property benefits from a lawned front garden and driveway providing off-road parking. Gated access to both sides leads to an enclosed rear garden which is mainly laid to lawn with a patio area ideal for outdoor seating and entertaining. The rear boundary adjoins open green space, offering a pleasant outlook and a sense of privacy, making this an appealing family setting.

This spacious detached home offers an excellent opportunity for buyers seeking a well-proportioned family property in a highly regarded location. While now requiring some updating and modernisation, it provides superb potential to create a wonderful home tailored to individual taste. Offered for sale with no upward chain, early viewing is strongly recommended to appreciate the space and opportunity on offer.



Living Room



Dining Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions:

Entrance Hall

Living Room

13' 4" x 13' 3" (4.08m x 4.06m)

Sitting Room

17' 1" x 7' 11" (5.23m x 2.42m)

Dining Kitchen

9' 3" x 20' 2" (2.82m x 6.17m)

Utility Room

5' 1" x 5' 0" (1.57m x 1.53m)

Cloakroom

Conservatory

8' 10" x 9' 4" (2.71m x 2.85m)

First Floor

Landing

Bedroom One

11' 5" x 10' 1" (3.48m x 3.08m)

Ensuite Shower Room

Bedroom Two

11' 3" x 9' 4" (3.44m x 2.87m)

Bedroom Three

13' 0" x 8' 0" (3.97m x 2.45m)

Bedroom Four

9' 1" x 8' 6" (2.79m x 2.61m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band E.

Services: Mains gas, Mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///paid.views.slick](http://paid.views.slick)

Leaving Kendal on the A65 (Burton Road), continue past the Leisure Centre and take the second left at the traffic lights. At the next set of traffic lights, turn left again onto Kendal Parks Road and then turn left on to Valley Drive. Pass Linnet Grove and the property will be found a short distance further along on the left-hand side.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom One



Shower Room



Rear Garden



Rear Garden



Rear Garden

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Floor 0



Floor 1



Approximate total area⁽¹⁾

112.2 m²
1208 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

A thought from the owners...

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