



Kendal

£410,000

1 Littledale, Kendal, Cumbria, LA9 7SG

Welcome to 1 Littledale, an immaculately presented four-bedroom detached family home, which has been lovingly cared for and maintained by the current vendors since new. Situated in a quiet cul-de-sac just off Valley Drive, the property is ideally located for access to local schools, shops, Oxenholme Mainline Railway Station and motorway links.

Offering well-planned and versatile living accommodation, the property comprises three reception rooms, fitted kitchen, four bedrooms, ensuite shower room and family bathroom. Completing the home is the well-maintained front and rear gardens, integral garage and off-road parking, making this an ideal family property.

Entering through the front door into the welcoming entrance hall, the quality and presentation of the property are immediately apparent. The hallway provides access to the kitchen, living accommodation, cloakroom and stairs leading to the first floor.

Quick Overview

- Immaculately presented detached home
- Quiet cul-de-sac location off Valley Drive
- Ideal for schools, shops and Oxenholme station
- Three spacious rooms
- Atlantis fitted kitchen
- Four bedrooms
- Ensuite shower room and house bathroom
- Integral garage and off-road parking
- South-facing private rear garden
- Ultrafast broadband speed*



4



2



3



C



Ultrafast



Off road
parking

Property Reference: K7325



Entrance Hall



Living Room



Dining Room



Conservatory

The cloakroom comprises a WC, wash hand basin with splashback, window and radiator.

The spacious living room is a lovely family space, featuring a bay window overlooking the front garden and an attractive marble fireplace with remote-controlled gas fire. Double oak doors open into the dining room, creating a wonderful flow between the reception spaces. The dining room is another generous room, with sliding doors leading into the conservatory.

The conservatory provides a further delightful reception space, enjoying views over the rear garden and offering direct access outside.

The fitted kitchen enjoys a pleasant outlook over the rear garden and is fitted with an attractive range of wall and base units, including pantry, pan drawers and storage cupboard. Complementary work surfaces incorporate an inset sink and drainer, with co-ordinating part tiled walls and flooring. Integrated appliances include a Bosch double oven, Bosch four-ring induction hob with extractor over, under-counter integrated fridge and dishwasher.

A door leads directly into the integral garage, which benefits from an up-and-over door, glazed access door and wall-mounted boiler and plumbing for washing machine.

To the first floor, the landing provides access to all bedrooms and the family bathroom, along with a useful airing cupboard housing the hot water cylinder and providing linen storage. There is also access to the partially boarded loft space.

Bedroom one is a generous double bedroom enjoying a front aspect and fitted with a range of furniture including wardrobes, overhead storage and dresser. The room benefits from an ensuite shower room comprising a shower cubicle, vanity unit with wash hand basin and WC. Finished with attractive tiled walls and flooring, mirrored wall cabinet, heated towel rail and window.

Bedrooms two and three are both good-sized bedrooms, enjoying a rear aspect, with bedroom two benefiting from fitted wardrobes. Bedroom four also enjoys a front aspect and is fitted with a range of furniture including wardrobes and desk, making it an ideal bedroom, office or study space.

The family bathroom is fitted with a three-piece suite comprising panel bath with shower over, vanity unit with wash hand basin and WC. The room is finished with tiled walls, window, heated towel rail and shaver point. Externally, the property benefits from attractive and well-maintained gardens. To the front, the garden wraps around to the side of the property, with off-road parking leading to the integral garage.



Living Room



Kitchen



Bedroom Two



Bedroom three



Bedroom Four



Bathroom

The south-facing rear garden provides a peaceful outdoor space, featuring a lawn area, raised flower beds and patio area, perfect for outdoor dining and relaxation. The garden wraps around the side of the conservatory, with a gate providing access back to the front of the property. For added convenience, there are external power points and an outside tap, making the space ideal for gardening, entertaining, and general outdoor use.

This beautifully maintained detached family home offers generous living accommodation in a desirable residential location and is ready for its next owners to enjoy.

Call now to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Living Room

14' 3" x 13' 2" (4.36m x 4.02m)

Dining Room

8' 9" x 10' 2" (2.68m x 3.10m)

Conservatory

10' 8" x 8' 5" (3.27m x 2.57m)

Fitted Kitchen

8' 9" x 10' 11" (2.69m x 3.35m)

Integral Garage

16' 8" x 8' 0" (5.10m x 2.44m)

First Floor

Landing

Bedroom One

12' 4" x 11' 8" (3.76m x 3.56m)

Ensuite Shower Room

Bedroom Two

9' 6" x 7' 3" (2.91m x 2.22m)

Bedroom Three

8' 9" x 6' 9" (2.67m x 2.06m)

Bedroom Four

6' 10" x 9' 6" (2.09m x 2.92m)

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.

Request a Viewing Online or Call 01539 729711



Bedroom One



Ensuite Shower Room



Rear Garden



Rear Garden



Rear Garden

What3Words & Directions: [///influencing.crown.refers](https://influencing.crown.refers)
Situated in a popular residential area on Heron Hill the property can be found from Kendal Town Centre by proceeding south along Aynam Road and then turn left into Parkside Road. Continue up Parkside Road and turning right at the traffic lights onto Valley Drive. Follow the road along and as the road bears right, keep left, taking the next left into Littledale and then take the first left and number 1 is the first property on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Meet the Team

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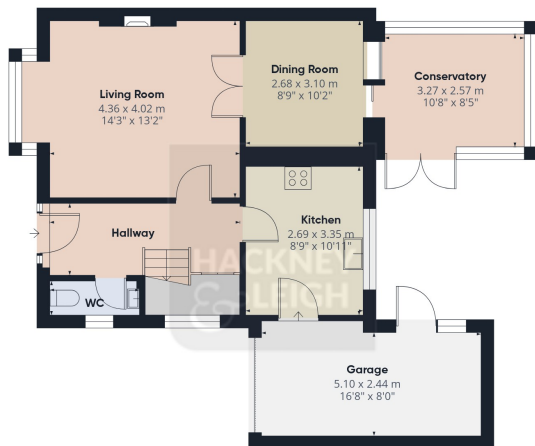


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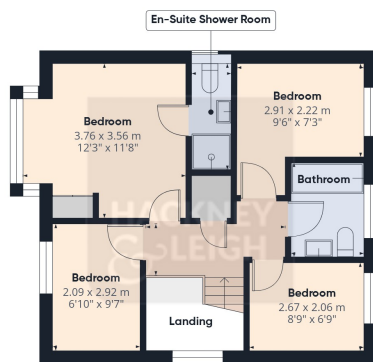
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Floor 0

Approximate total area^m
111.4 m²
1199 ft²



Floor 1

(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.

GIRAFFE360



A thought from the owners... "This has been our much-loved family home since 1993. In a welcoming neighbourhood with wonderful, friendly neighbours".

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