



Kendal

£325,000

40 Valley Drive, Kendal, Cumbria, LA9 7AG

40 Valley Drive is an immaculately presented detached bungalow, pleasantly situated within a cul-de-sac in this popular residential area of the market town of Kendal. The property has been well maintained throughout and benefits from modern fixtures including gas central heating and double glazing. The well-proportioned accommodation briefly comprises an entrance hall, L shaped living/dining room, fitted kitchen, shower room and two double bedrooms with fitted furniture. Externally, the living space is complemented by delightful gardens to the front and a particularly attractive south-facing rear garden. There is also a detached garage and ample off-road parking.

Offered for sale with no upward chain, the property is ready for the new owner to modernise and make their own, presenting an excellent opportunity in a sought-after location.

Quick Overview

- Detached two-bedroom bungalow
- Sought-after Valley Drive location
- Quite cul de sac location
- South-facing rear garden
- Detached garage with ample off-road parking
- L shaped living/dining room
- Fitted kitchen
- Two bedrooms and shower room
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast



Off road parking

Property Reference: K7257



Entrance Hall



Living Area



Dining Area



Kitchen

The entrance hall is accessed via a double-glazed door and provides access to the main accommodation. It includes two storage cupboards, one housing the gas central heating boiler and hot water cylinder, along with loft access.

The living/dining room is an L-shaped, light-filled space featuring a double-glazed door with matching side panel windows, an additional double-glazed window with an aspect to the front and a feature fireplace with an electric fire.

The kitchen is fitted with an excellent range of base and wall units with work surfaces and an inset sink, complemented by co-ordinating part-tiled walls. Integrated appliances include a double electric oven, gas hob with extractor over, and dishwasher, with plumbing for a washing machine and space for a fridge freezer. Two windows overlooks the rear garden, and a door provides direct access outside.

Bedroom one is a well-proportioned double bedroom featuring a window and fitted bedroom furniture. Bedroom two is also a good-sized double room, also benefiting from fitted bedroom furniture.

The shower room is fitted with a three-piece suite comprising a shower cubicle, a vanity unit with wash hand basin, and a WC. It is finished with part-tiled walls, a heated towel rail and a high-level window.

Externally, the property enjoys an immaculate front garden with mature planting including heather and azaleas, along with ample off-road parking leading to the detached garage. The garage benefits from an electric up and over door, light and power, a side door to the garden and a double-glazed window. To the rear is a low-maintenance, south-facing garden with patio seating area, established planting, providing a private and attractive outdoor space.

This well-presented bungalow offers spacious and versatile accommodation with the benefit of modern fittings and attractive gardens to both front and rear. Offered for sale with no upward chain, the property is ready for the new owner to modernise and personalise, making it an excellent opportunity in a sought-after residential location. Call now to arrange a viewing!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

L Shaped Living/Dining Room

15' 9" x 10' 5" (4.82m x 3.18m)

Fitted Kitchen

14' 7" x 9' 1" (4.46m x 2.79m)

Bedroom One

12' 3" x 9' 2" (3.74m x 2.80m)

Bedroom Two

9' 4" x 10' 4" (2.87m x 3.16m)

Shower Room

Detached Garage

19' x 10' 2" (5.80m x 3.10m)

Parking: Off road parking for several vehicles.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D.

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: ///fails.reward.voice

Leave Kendal on the A684 Sedbergh Road and after passing the Castle Green Hotel on the left turn right on to Parkside Road. Continue along Parkside Road and take the first left on to Valley Drive, then take the third turning on the right and number 40 is located towards the corner on the left.

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 £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).

Agent Note: We await the grant of probate for the property which we believe is in the process of being applied for.



Bedroom One



Bedroom Two



Shower Room



Rear Garden

Ground Floor

Approx. 82.6 sq. metres (888.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

40 Valley Drive, Kendal

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