



30 Wattsfield Road, Kendal
£280,000



30 Wattsfield Road

Kendal

This well-proportioned detached bungalow is situated in a sought-after residential area, offering convenient access to Kendal's local amenities and the M6 motorway.

The property features a light and airy sitting room with pleasant views to the front, creating a welcoming space for relaxation or entertaining. The kitchen is well-equipped with ample storage and generous worktop space, making it ideal for those who enjoy cooking or require practical every-day functionality.

Both bedrooms are comfortable doubles, providing flexibility for family living or guests. The bathroom is fitted with a modern three piece suite. Additional benefits include double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

Externally, the property boasts gardens to both the front and rear. The rear garden is fully enclosed and features a paved patio area, perfect for outdoor dining or relaxing. Well-established trees and hedges provide a high level of privacy and a pleasant outlook. There is ample space for a garden shed and outdoor furniture, allowing for easy enjoyment of the outdoor space. The front garden includes a small lawn, surrounded by hedges and mature shrubs that enhance the property's kerb appeal. Ample driveway parking is provided, offering convenience for multiple vehicles and visitors. This outside space is ideal for those seeking a manageable yet attractive garden environment in a quiet and popular location.

GROUND FLOOR

PORCH

5' 5" x 4' 4" (1.64m x 1.33m)

HALLWAY

15' 9" x 3' 3" (4.80m x 0.98m)

SITTING ROOM

16' 9" x 10' 7" (5.10m x 3.23m)

KITCHEN

12' 4" x 10' 0" (3.77m x 3.05m)

BEDROOM

13' 0" x 9' 1" (3.96m x 2.77m)

BEDROOM

11' 2" x 8' 11" (3.40m x 2.71m)

BATHROOM

7' 11" x 5' 4" (2.41m x 1.62m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND:D

TENURE:FREEHOLD

IDENTIFICATION CHECKS

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GARDEN

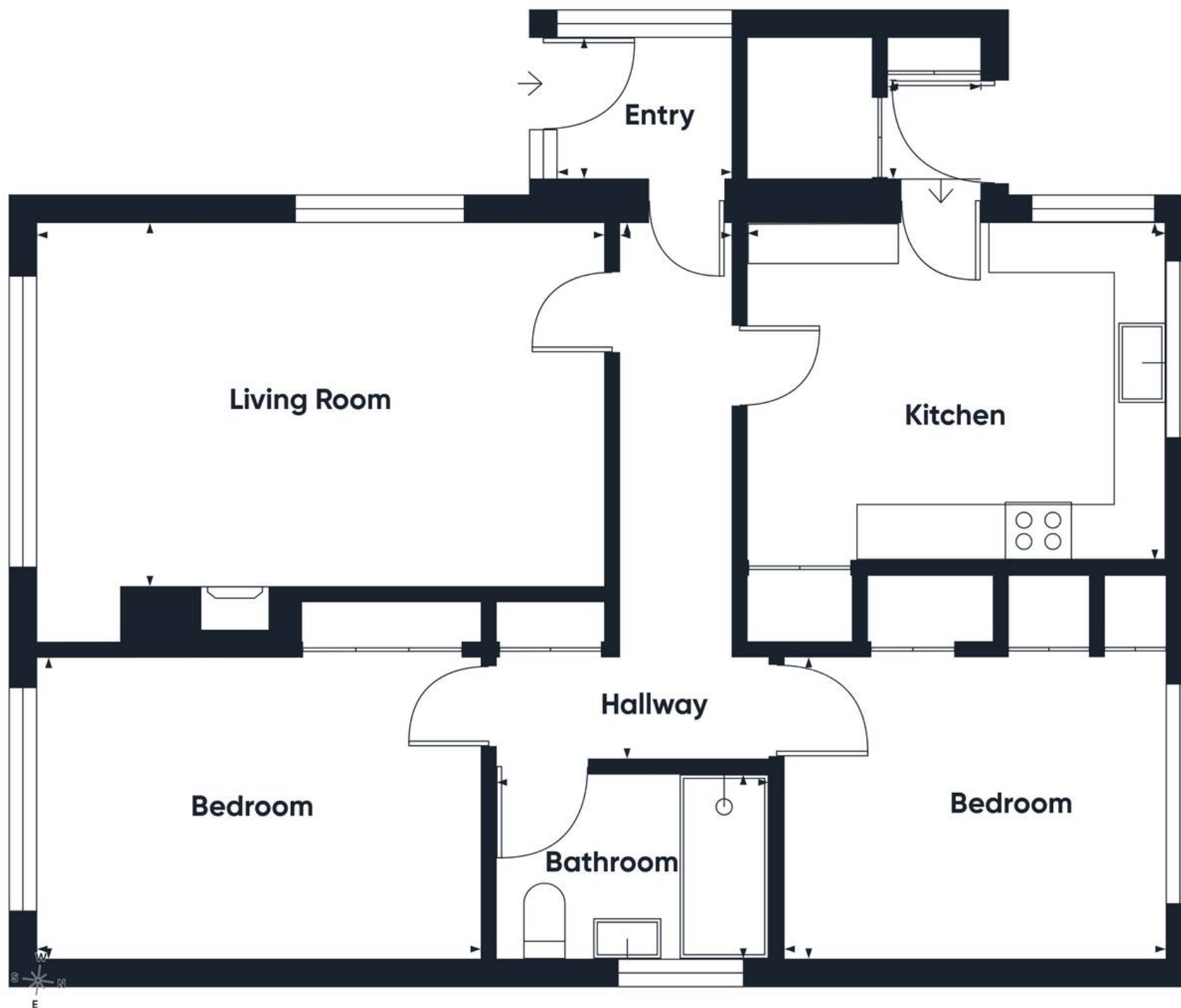
Gardens to the front and rear with a paved patio rear garden which is fully enclosed with well established trees and hedges adding extra privacy. There is space for a shed and garden furniture. To the front there with a small lawn which is surrounded by hedges and shrubs. There is ample driveway parking.

DRIVEWAY

3 Parking Spaces

Ample driveway parking.





Approximate total area⁽¹⁾

726 ft²

67.5 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.

GIRAFFE360



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