



# Kendal

£395,000

49 Wattsfield Road, Kendal, Cumbria, LA9 5JL

49 Wattsfield Road is a beautifully presented semi-detached bungalow offering a ready-to-move-into home with a practical and easy-to-maintain layout. Ideally situated in a popular residential area of Kendal, the property enjoys excellent access to local amenities, nearby bus routes, and convenient connections to the A591, providing straightforward access towards the M6 motorway and the wider Lake District area. Benefitting from low-maintenance gardens, off-road parking and a garage, this delightful home will appeal to a variety of buyers, particularly those seeking their first home or looking to downsize without compromise.

## Quick Overview

Semi-detached bungalow

Situated on a popular residential estate

Open plan living space

Conservatory

Three bedrooms

Contemporary shower room

Enclosed rear garden

Close to local amenities

Garage & ample parking

Ultrafast broadband speed\*



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Ultrafast  
Broadband



Off-Road &  
Garage Parking

Property Reference: K7303



Front External

Upon entering the property, you are welcomed into a bright and inviting entrance hall, offering space for coats and shoes, together with access to the loft space. To the right-hand side of the property is the impressive open-plan living and kitchen area, creating a sociable and comfortable living environment. The living area features an attractive log-burning stove set on a slate hearth, forming a charming focal point within the room. Large front-facing windows allow an abundance of natural light to fill the space, creating a bright and airy feel throughout.



Hallway

The kitchen area is fitted with a range of contemporary wall and base units in a stylish light grey gloss finish, providing both practicality and modern appeal. Integrated appliances include an electric four-ring NEFF hob with overhead extractor, dishwasher and a sink with drainer.

Sliding doors lead through to the conservatory, currently utilised as a useful utility space with plumbing for both a washing machine and tumble dryer. A further door provides access back into the main hallway.

The shower room has been fitted with a modern walk-in shower featuring a handheld attachment, alongside a WC, wash hand basin and a wall-mounted illuminated mirror.



Living Room

Bedroom one is a well-proportioned double bedroom enjoying views to the rear aspect. Bedroom two is another comfortable double with side-aspect windows, while bedroom three, benefits from front aspect windows.

Externally, to the front of the property there is ample driveway parking and garage access. The rear garden can be accessed either from the side of the property or via the conservatory. The enclosed, tiered garden has been thoughtfully designed with planted flower beds and steps leading to an elevated seating area with a greenhouse, creating an enjoyable outdoor space with potential for gardening and relaxation.



Fireplace

Positioned to the side of the property is the garage, offering excellent storage space and benefitting from power and lighting, together with the convenience of an electric roller door.

Occupying a peaceful position within a sought-after residential development, this charming bungalow presents a wonderful lifestyle opportunity and is likely to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate the space, presentation and move-in-ready condition this lovely home has to offer.

Accommodation with approximate dimensions:



Kitchen



Kitchen



Conservatory



Shower Room



Shower Room



Bedroom One

## Ground Floor

### Entrance Hall

**Living Room** 15' 2" x 12' 8" (4.63m x 3.88m)

**Kitchen** 11' 2" x 9' 10" (3.42m x 3.01m)

**Conservatory** 6' 7" x 12' 1" (2.02m x 3.69m)

### Shower room

**Bedroom One** 11' 2" x 11' 10" (3.42m x 3.61m)

**Bedroom Two** 8' 0" x 11' 9" (2.44m x 3.59m)

**Bedroom Three** 6' 10" x 9' 10" (2.1m x 3.02m)

**Garage** 17' 9" x 9' 10" (5.43m x 3.01m)

**Parking:** Garage & off-road parking.

### Property Information:

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band D.

**Services:** Mains water, mains electricity, mains gas 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: [///tables.last.luxury](http://tables.last.luxury)

The property can be approached by leaving Kendal on the Milnthorpe Road, proceed through the traffic lights at Romney Road and continue along. Taking the left turn onto Wattfield road, continue along and bear right at the junction. Continue to bear right round Wattsfield road and number 49 will be on the right hand side.

**Viewings:** Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Bedroom Three



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 £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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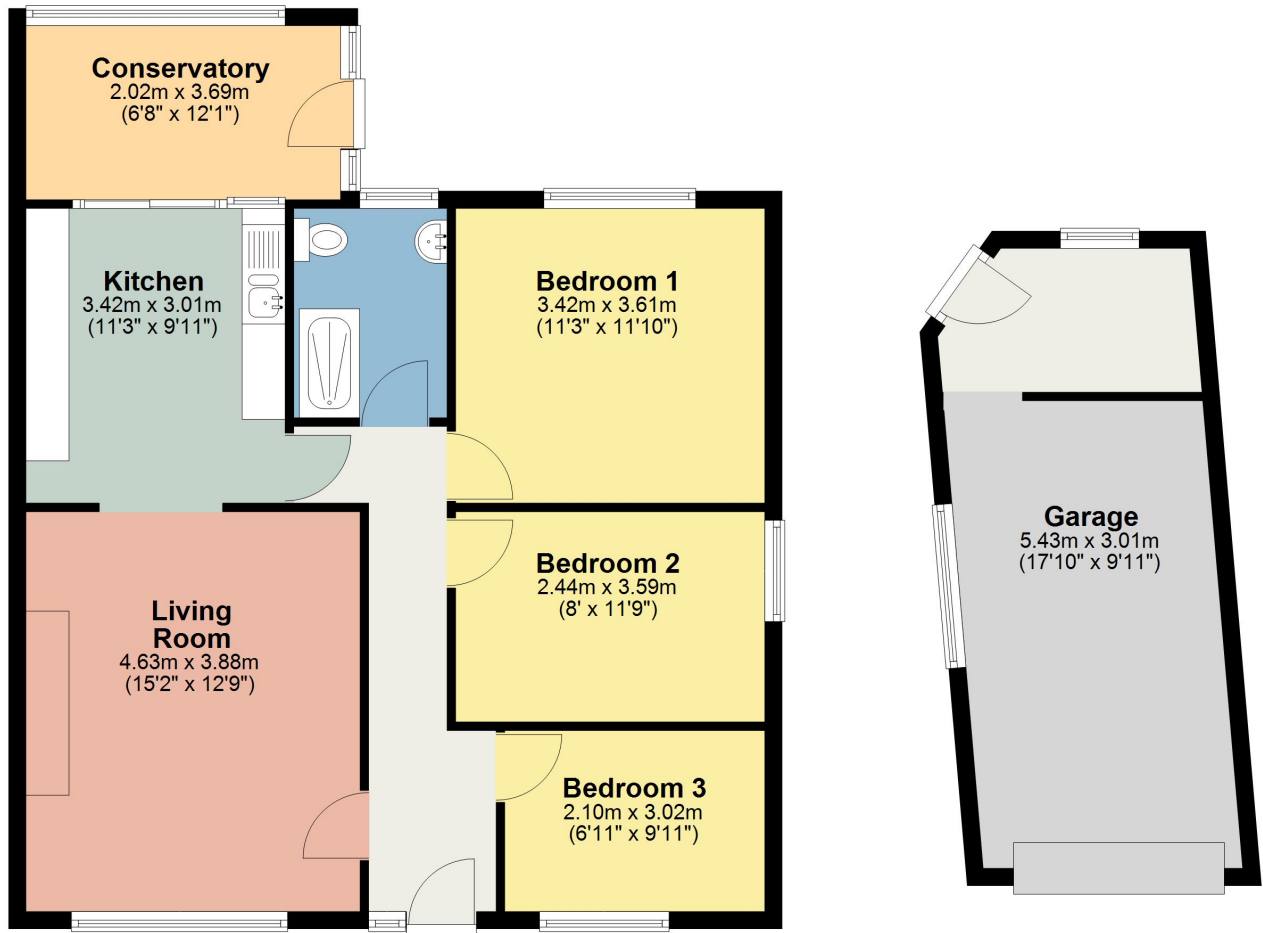


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## Ground Floor

Approx. 99.1 sq. metres (1067.0 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 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.

**49 Wattsfield Road, Kendal**

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