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Valley Drive

Kendal, Cumbria, LA9 7AG

Guide Price £325,000

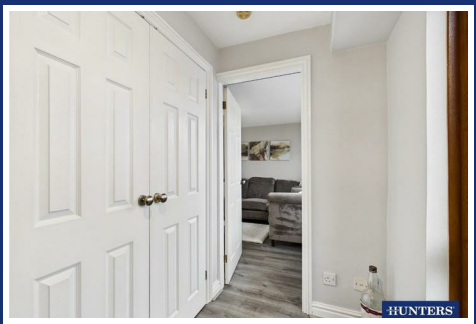
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- Three Bed Linked Semi-Detached
- Open Plan Living and Dining Room
- Modern Bathroom Suite
- Countryside Aspects
- No Onward Chain
- Desirable cul-de-sac Location
- Fitted Kitchen
- Low Maintenance and Secure Rear Garden
- Attached Garage and Block Paved Driveway.
- Council Tax Band C

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A well presented three bed link semi-detached home positioned in a quiet cul-de-sac and located in the sought after area of Heron Hill. With a bright and modernised interior the house is ideal for a wide range of buyers including young families and downsizers. The accommodation comprises of a good sized entrance hall, light and spacious living room with natural light to the front and rear aspects, a fitted kitchen, three bedrooms, two of which are doubles, and a refitted modern bathroom. There is an attached garage, a block paved driveway, low maintenance front garden and a secure garden to the rear which is ideal for children and pets. The property is double glazed, centrally heated, and is offered with the benefit of no onward chain.

Valley Drive is an established and popular residential area situated towards the southern side of Kendal, within convenient reach of the town centre. The location is also particularly convenient for access to Oxenholme Station, providing mainline rail connections, while the Lake District National Park and surrounding countryside are within easy reach. Kendal Leisure Centre and Westmorland General Hospital are also conveniently accessible.

There are good local amenities close by, including shops, supermarkets and schools, with Heron Hill Primary School and Kirkbie Kendal School. Kendal town centre is readily accessible, providing a wide range of shopping, leisure and recreational facilities. For leisure and outdoor pursuits there are much to offer with the walking and hiking routes nearby the national parks, cycling/mountain biking trails with the lakes such as Windermere close by to do fell running or water spots. The town hots an international recognised Kendal Mountain Festival which celebrates adventure sports, film and outdoor culture.

Entrance
You step through the front door and into a welcoming hallway which has the benefit of a large, two door cloaks cupboard, ideal for kicking off shoes and hanging coats. From here you can access the living room and the stairs rising to the first floor.

Open Plan Living and Dining Room
A open spacious room full of natural light from the large window to the front elevation and the French doors leading to the rear garden. There is plenty of room for a sofa, chairs and television table and there is space for a four-seater dining table and chairs.

Kitchen
A well-equipped fitted kitchen with shaker style cabinets fitted at wall and base level and with contrasting work surfaces over. Integral appliances include a four-ring electric hob with chimney style extractor fan over, an electric oven and microwave, and undercounter fridge and a dishwasher and an inset one-and-a-half bowl stainless steel sink and drainer. There is also a built-in cupboard in the understairs area and an external door leading to the garage.

First-Floor Landing
Accessed via the stairs rising from the entrance hall, and providing access to the bedrooms and the family bathroom.

Bedroom One
This is the largest of the bedrooms and has window over looking the rear garden.

Bedroom Two
A second double bedroom with a small built in cupboard for storage and window over looking the rear garden.

Bedroom Three
A good sized single bedroom to the front of the house with window overlooking the cul-de-sac and onwards to fields and to Kendal Castle.

Bathroom
A modern stylish three-piece suite comprising of a walk-in shower with a sleek glass screen, a wash-hand basin set on a wall hung vanity unit, and low level WC. The elevations are finished with decorative shower panels and there is a heated towel rail.

Gardens
The enclosed rear garden is designed for low maintenance, featuring a generous paved patio ideal for outdoor dining and seating, together with a good sized artificial lawn. There is a timber framed shed for storing away outdoor items. To the front of the house the property is set back from the road with a gravel garden running alongside the drive and featuring shaped conifers.

Garage
The garage has a roller door for vehicular access and a pedestrian door to the rear and an internal door to the kitchen. There is also plumbing and space for a washing machine and dryer.

Drive
An attractive block paved driveway for one vehicle and providing access to the garage.

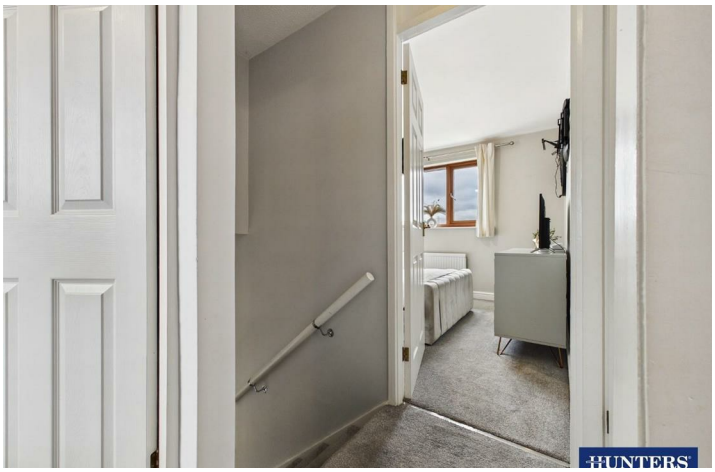
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


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Kitchen
8'8" x 10'0"
2.65 x 3.06 m
Garage
9'5" x 18'1"
2.89 x 5.52 m
Hallway
5'9" x 4'5"
1.76 x 1.36 m
Living/Dining Room
10'11" x 20'0"
3.35 x 6.12 m
Ground Floor
Bedroom Two
10'2" x 10'0"
3.10 x 3.05 m
Bedroom One
9'5" x 13'0"
2.88 x 3.98 m
Landing
3'2" x 5'8"
Bathroom
8'0" x 6'5"
2.45 x 1.96 m
Bedroom Three
11'9" x 6'9"
3.60 x 2.06 m
S
E
W
N
Approximate total area(1)
926 ft²
86.1 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.
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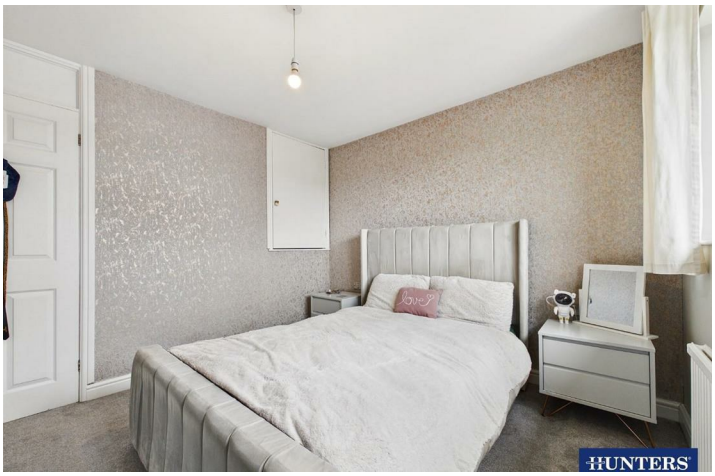

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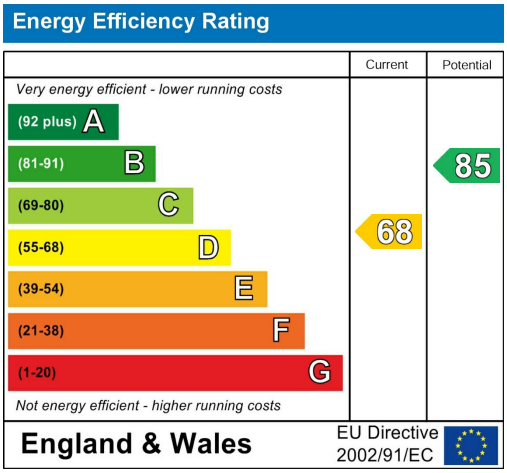


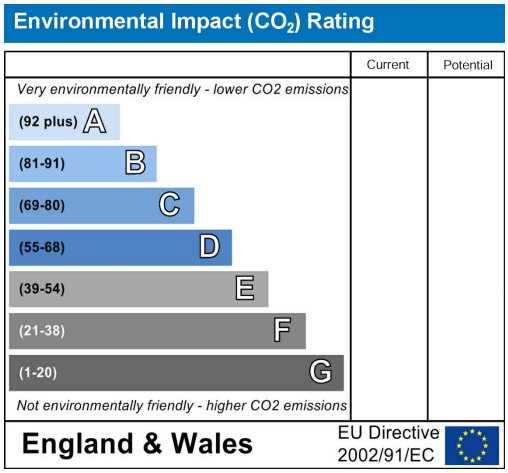






Energy Efficiency Graph

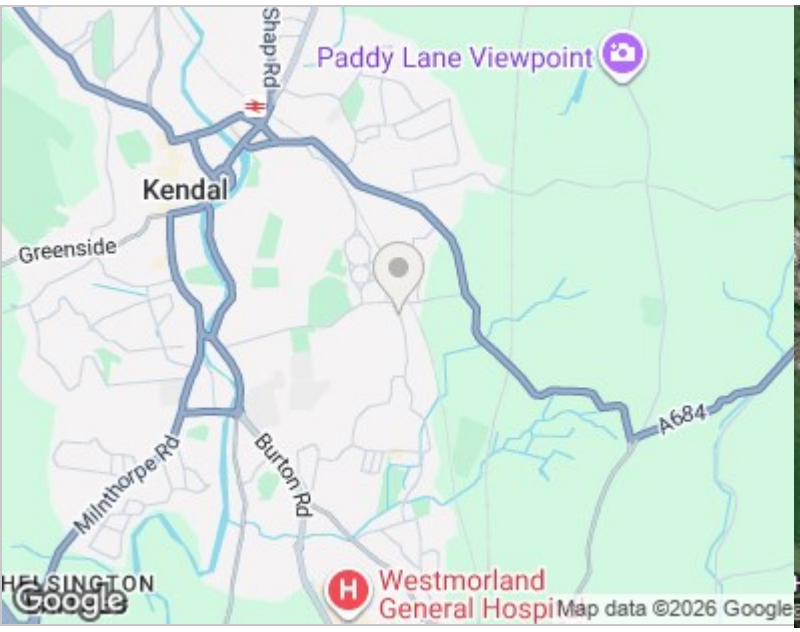




Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman