



## Wordsworth Drive

Kendal, Cumbria, LA9 7JW

Offers Over £400,000



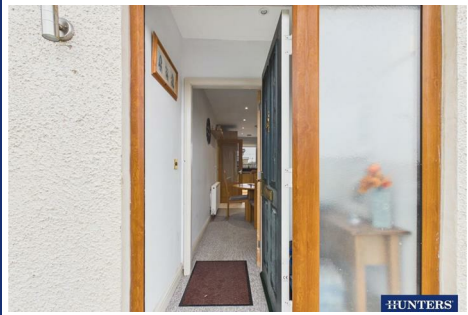
- Spacious, Extended Detached Bungalow
- Newly Fitted Kitchen/Diner
- Large Reception Room With Vaulted Ceiling
- Stunning Views From Garden
- Generous Corner Plot

- Three Double Bedrooms
- Luxury Bathrooms
- Large Garage and Parking for Multiple Vehicles
- Perfect for a Family or Retirement Purchase
- Council Tax Band C

# Wordsworth Drive

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This is an exceptional extended three-bedroom detached bungalow which is beautifully presented throughout and is located in one of Kendal's most sought-after locations. Inside you will find generously sized rooms flooded with natural light, vaulted ceilings, and modern kitchen and bathroom suites. Outside, you'll find a charming patio area to the rear, a lawn to the front and parking for multiple vehicles. Enjoying long views over Kendal roof tops and onto the hills, this is a family sized property not to be missed.

The accommodation comprises of; an inviting entrance vestibule, lounge with vaulted ceiling, kitchen/diner, three large double bedrooms (one of which is currently used as a second reception) and a family bathroom. The master bed is ensuite and the house is fully double glazed and gas centrally heated. Outside you will find gardens and parking that wrap round the corner plot, and a large integral garage.

Heron Hill is an eight minute drive from Kendal town centre and well located for the nearby Asda Supermarket and Westmorland Hospital. There are a number of primary and nursery schools within a short walk, and so to is the Kirkbie Secondary School. The Lake District National Park is 15 mins away by car and junction 36 of the M6 within easy reach. Kendal is also served by a railway station that connects with the West Coast mainline at Oxenholme.

### Entrance Vestible

You enter through a uPVC glazed door with glass side panel and into a vestibule, a great place to kick off shoes and hang coats. An internal door then leads to the kitchen/diner.

### Open Plan Kitchen Diner

Welcoming room with a recently fitted kitchen with cabinets at wall and base level, with a contrasting worksurface running over, and with under cabinet lighting. Integral appliances include a ceramic hob with extractor fan over, eye-level electric oven and grill, a built in microwave, a dishwasher, countersunk sink and drainer, and space for a side by side fridge/freezer. In the dining area there is plenty of space for a family sized dining table and chairs and internal doors lead to living room and to an inner hallway and onwards to the rest of the accommodation.

### Living Room

Accessed from the open-plan kitchen diner via sliding doors, the spacious reception room provides a welcoming and versatile living area. A stylish wall mounted fire feature beneath the television adds character and warmth to the space. To the rear of the room, there is a built-in storage cupboard, and on the rear elevation you find sliding doors that provide direct access to the rear patio garden. Skylight windows in the vaulted ceiling allow sunlight to flood in, creating a bright and airy feel, while floor to ceiling windows to the front offer long views over Kendal roof tops and onwards to the hills. A large window to the front elevation offers an attractive outlook.

### Inner Hallway

Leading from the dining area, the inner hall offers huge storage opportunities with three large built-in cupboards.

### Master Bedroom

The master bedroom is a generously sized double room featuring a large built-in wardrobe, providing excellent storage for clothing and essentials. There is ample space to accommodate a large bed along with additional chest of drawers. A side facing window allows plenty of natural light to fill the vaulted ceiling room, creating a bright and comfortable atmosphere.

### EnSuite

The ensuite is a stylish and luxurious modern bathroom, fully tiled to all elevations and the floor. It features a walk-in shower with a sleek glass screen, a contemporary white WC, and a wash hand basin set above convenient drawer storage. A roll-top freestanding bath adds an elegant focal point, while a heated towel rail to compliment.

### Bedroom Two/Second Reception

Bedroom Two is currently utilised as a second reception room but can equally serve as a spacious double bedroom. The room features a wall-mounted electric fire, adding both warmth and character. There is ample space for a large bed, wardrobes, and additional drawer storage. Large front-facing windows allow an abundance of natural light to fill the room, creating a bright and inviting space.

### Bedroom Three

Bedroom Three is yet another double room with space for a double bed, wardrobe and additional drawer storage. Full of natural light with windows to two elevations and a high vaulted ceiling.

### Bathroom

The family bathroom is a stylish, modern space, fully tiled to all the elevations and walls. It features a walk-in shower with a sleek glass screen, a wash-hand basin set above a useful vanity unit, and a contemporary white WC. A heated towel rail completes the room.

### Gardens

To the front of the property, there is a lawned area complemented by mature shrubs planted to the border. To the rear, a spacious patio provides the perfect setting for outdoor seating and summer BBQs, all while enjoying views long views.

### Garage

The attached garage is larger than standard and has plenty of additional storage in loft area. There is light and power, and space and plumbing for a washing machine and tumble dryer.

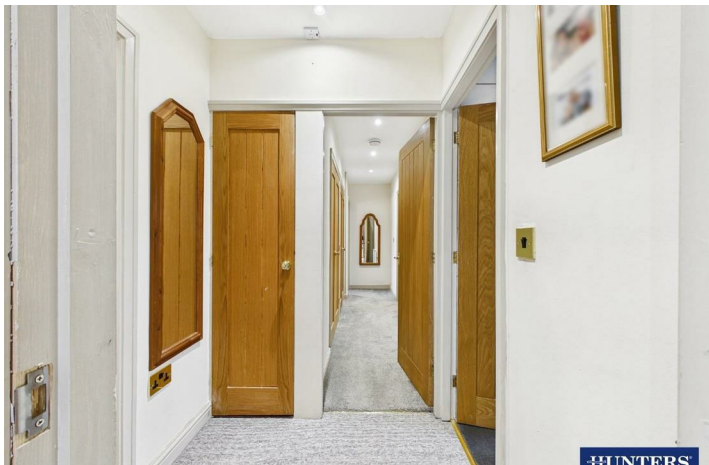
### Parking

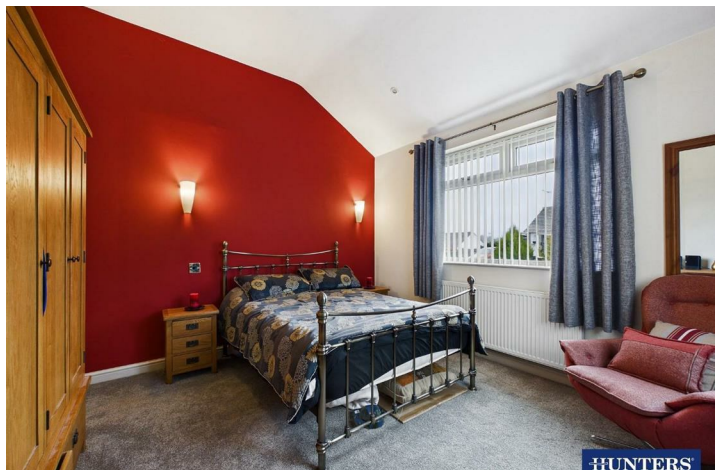
The property benefits from two separate driveways, each providing off-road parking for up to three vehicles.

### AML

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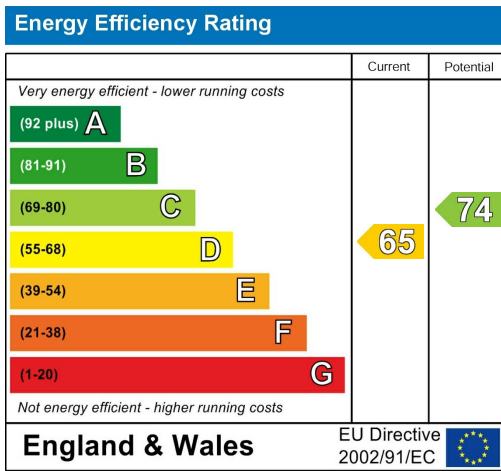
# Floorplan







### Energy Efficiency Graph

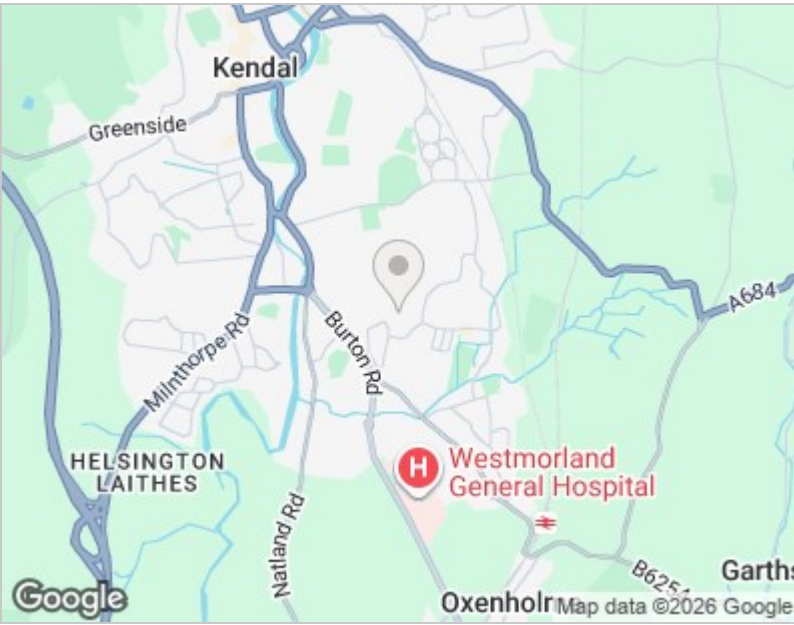


### Viewing

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





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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