



Buttermere Drive, , Kendal, LA9 7PA

- Detached Three Bed Bungalow
- Living Room
- Fitted Kitchen
- Plenty of Storage Solutions
- Low Maintenance Gardens
- Open Plan and Beautifully Presented
- Dining Area
- Modern Bathroom
- Attached Garage and Drive
- Council Tax Band D

Guide Price £350,000



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DESCRIPTION

Sale of a beautifully presented three bed detached bungalow, that has undergone a complete refurbishment by the current owners to create a wonderful modern home with open plan living spaces, modern kitchen and bathroom, a low maintenance garden, and located on the popular Heron Hill estate.

The accommodation comprises of; entrance hall, living room, dining room, three bedrooms, two of which are doubles, kitchen and bathroom. There is an attached garage with a useful utility area, gardens front and rear, and a driveway for two to three vehicles.

The property is double glazed (all replaced in the last five-years), and gas centrally heated. This is a real turnkey property with a beautiful interior, fitted wardrobes in each of the bedrooms, high quality fittings, and a contemporary look and feel.

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.





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Approximate total area⁽¹⁾
 875.32 ft²
 81.32 m²

Balconies and terraces
 9.9 ft²
 0.92 m²

(1) Excluding balconies and terraces

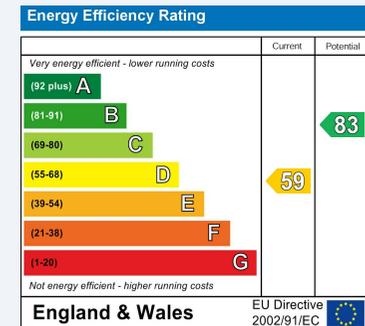
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



86 Highgate, Kendal, LA9 4HE
 Tel: 01539 816399 Email: kendal@hunters.com <https://www.hunters.com>

