



## Buttermere Drive

Kendal, Cumbria, LA9 7PA

Guide Price £310,000



- Three Bed Semi Detached Home
- Large Living Room
- Kitchen and Separate Utility
- Modern Kitchen and Bathroom
- Off Road Parking for Multiple Vehicles

- Nicely Presented and Full Natural Light
- Seperate Dining Room
- Garage/Store Room
- Safe and Secure Landscaped Garden
- Council Tax Band C

# Buttermere Drive

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Guide Price £310,000



This is a well presented three bed semi detached home, with extended accommodation and located in one of Kendal's most popular residential estates. The house benefits from modern fitted kitchen and bathroom, good decorative standard, and a landscaped rear garden.

The accommodation comprises of: an entrance hall, large living room, kitchen, separate utility, a dining room (in the extension), three bedrooms, and a bathroom. Part of the garage space has been taken to create the utility, but there is plenty of space for storage and generous parking options on the driveway to the front of the house. The rear garden is low maintenance and secure and the house comes with the benefits of double glazing and gas central heating. An ideal family home purchase.

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 Hall

Behind the composite door lies a welcoming hallway with a laminate floor and cleanly painted white walls. From here you can access the living room and kitchen via engineered oak doors and there is access to the stairs rising to the first floor.

### Living Room

This is a spacious and bright room with natural light flooding in through the large window to the front elevation and from the sliding glazed doors to the rear. The living room section has a feature fireplace and has plenty of space for a large sofa and chairs whilst to the rear of the room you find a flexible space suitable for formal dining, a games or play area, or simply an extension of the lounge.

### Kitchen

Fitted with a range of white, handleless cabinets at wall and base level and with contrasting work surfaces over. Integral appliances include a four-ring ceramic hob with an extractor fan over and a decorative glass splashback, an electric oven, electric grill, dishwasher, and a stainless steel sink and drainer. There is a window to the rear elevation overlooking the garden and an internal door leads into the utility room.

### Utility

With space for a tall fridge/freezer and an undercounter appliance, and also providing access to the dining room and the garage.

### Dining Room

The room has ample space for a family sized dining table and chairs and it is full of light from the window to the rear, glazed external door to the side, and polycarbonate roof.

### First Floor Landing

Reached from the stairs rising from the entrance hall and providing access to all the first floor accommodation. There is a useful storage cupboard and light coming in from a window to the side elevation.

### Bedroom One

The largest of the two double rooms and located to the front of the house. There is a decorative panel wall behind the double bed, and you will find plenty of room for a wardrobe, chest of draws and bedside cabinets.

### Bedroom Two

The second double room has a window to the rear elevation overlooking the garden and again plenty of space for bedroom furniture.

### Bedroom Three

The third room is a single and has a window to the front elevation.

### Bathroom

A lovely modern bathroom with fully tiled elevations and a suite comprising of a panel bath with shower over and glass shower screen, a wash-hand basin set in a vanity unit and a WC with concealed cistern. The room also has a wall cabinet, chrome towel rail, ceiling spots and an extraction fan.

### Integral Garage

The garage is a great place to store way larger household items, bikes, prams and the likes. Part of the garage has been used to create the utility room so whilst there is no opportunity to park a car, space has been provided for a gas-fired boiler, plumbing and space for a washing machine, and there is a metal up and over door leading to the front drive.

### Garden

The rear garden has been attractively landscaped, and is low maintenance with an artificial lawn and plenty of slate paving creating different seating options, ideal for patio furniture. The perimeters are securely fenced and gated, making for a safe place for the family and for children to play.

### Driveway

Out to the front is a block paved driveway, capable of parking two cars in-line and for occasional parking there is an off-road gravel area that can be utilised meaning the house will suit multi-car families.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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



Approximate total area<sup>™</sup>  
 984 ft<sup>2</sup>  
 91.5 m<sup>2</sup>

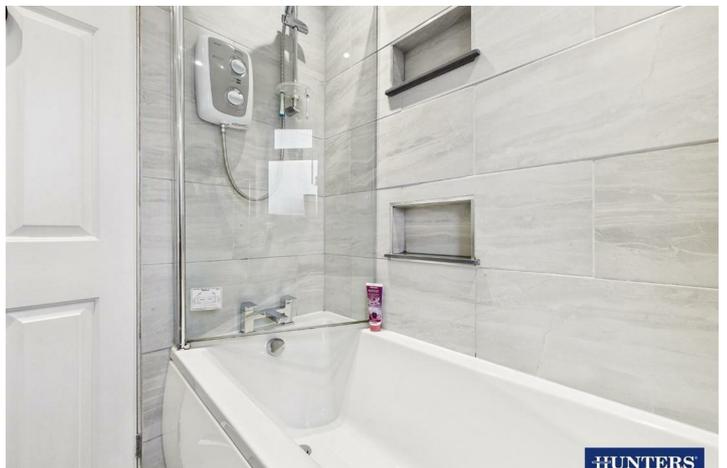


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

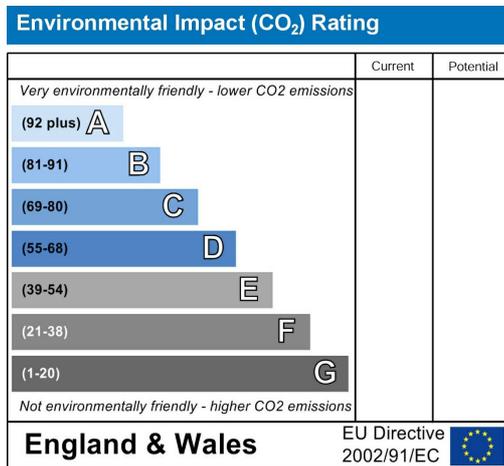
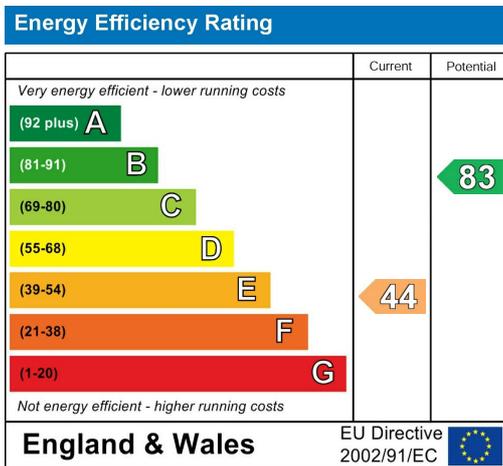
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### Energy Efficiency Graph

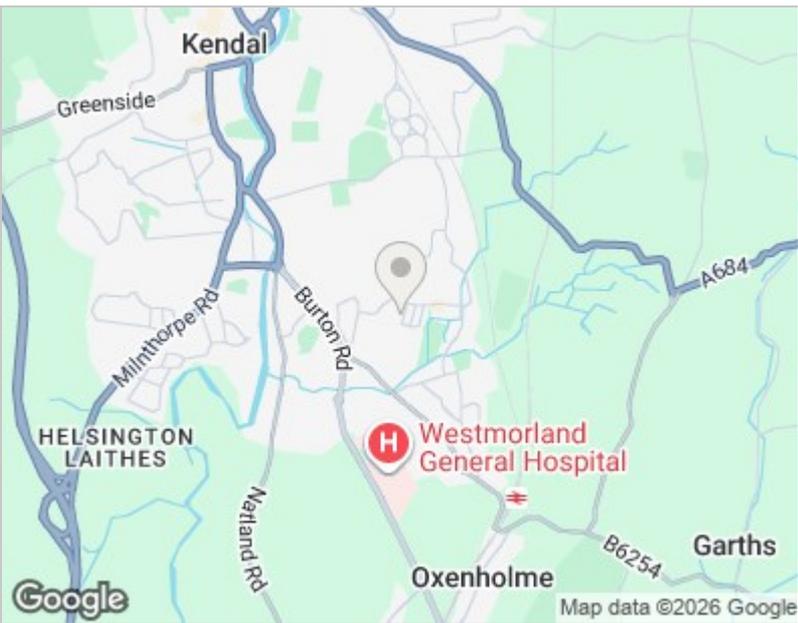


### Viewing

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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