



Kendal

£330,000

61 Scafell Drive, Kendal, Cumbria, LA9 7PE

A well presented link attached home that stands on a good plot in a quiet cul-de-sac that adjoins protected open space. The property has the benefit of double glazing and gas central heating, together with off road parking and a private enclosed south facing rear garden. Located in a convenient position on the popular Heron Hill estate, within easy walking distance of shops and schools and for access to the mainline railway station at Oxenholme.

The living space is spacious and generous, offering a well planned, well balanced layout with on the ground floor entrance hall and downstairs cloakroom, large living/dining room with wood burner, contemporary fitted kitchen and utility room with access to the attached garage, all of which are complemented by three good bedrooms and a modern bathroom. An early appointment to view is highly recommended.

Quick Overview

- Three bedroom link attached family home
- Located in quiet cul-de-sac & close to local amenities
- Private enclosed south facing garden
- Off-road parking & garage
- Broadband speed up to 51 Mbps



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51 Mbps



Off-road parking & garage

Property Reference: K6465



Entrance Hall with cloakroom



Living room through to dining area



Dining area with patio doors to garden



Attractive fitted kitchen

Description: A well-presented and tastefully decorated link detached family home that offers excellent living space with a ground floor cloakroom, large living/dining room with wood burner, fitted kitchen and utility room with access to the garage and garden. Upstairs is the house bathroom and three good bedrooms. Standing on a large plot with a tarmac driveway for off road parking and a private enclosed south facing garden that enjoys the sun all day. Situated in a quiet cul-de-sac position that adjoins open green space, the property has the benefit of gas central heating and UPVC double glazing, and a modern kitchen and bathroom, and has within the last five years had a new roof.

Note: Planning permission has been obtained for altering and extending the ground floor. Plans are available.

Note: It is a legal requirement that we inform you the vendors are a relative of a staff employee of Hackney and Leigh.

Location: Leaving Kendal on Burton Road proceed past the Leisure Centre and at the traffic lights take the left turn into Oxenholme Road and then immediately left onto Heron Hill. Take the first turning to the right onto Esthwaite Avenue and follow the road up the hill, turn right into Buttermere Drive and follow the road down, taking the second left into Scafell Drive. Then take the first right into a quiet cul-de-sac with number 61 being on your right hand side.

The property is conveniently located; within easy walking distance are Asda, Westmorland General Hospital, Kendal Leisure Centre, primary and secondary schools, a post office and Helme Chase doctor's surgery and for access to the mainline railway station at Oxenholme and the M6 Motorway at Junction 36.

Accommodation with approximate dimensions:

Ground Floor

Open Canopy Porch

Entrance Hall attractive composite door with leaded lights. Karndean flooring that runs into the kitchen. Open staircase to first floor with shelved alcove and storage under.

Cloakroom with high level double glazed window, radiator. Vanity unit with wash hand basin and tiled splash back, WC.

Excellent Living Dining Room 25' 10 max" x 11' 10 max" (7.87m x 3.61m) a spacious room with large picture window to the front and double glazed doors opening to the south facing rear garden. Open fireplace with timber mantle and flagged hearth with multi-fuel stove. Two radiators and TV aerial point. Karndean flooring to the dining area.

Fitted Kitchen 9' 3" x 8' 8" (2.82m x 2.64m) overlooking the rear garden with double glazed window. Fitted with an attractive range of contemporary high gloss base units with complementary solid wood work tops with matching up stand and inset single bowl and drainer stainless steel sink unit. A range of Zanussi kitchen appliances comprise; a built in double oven, five ring gas hob with stainless steel cooker hood and extractor over, integrated dishwasher and fridge. useful shelved under stairs pantry cupboard. Door and step down to:



Living Room



Living room through to dining area



Landing



Bedroom 2



Bedroom 3



Bathroom

Utility Room 9' 3" x 9' 0" (2.82m x 2.74m) with tiled floor and double glazed window and door to the enclosed rear garden. Fitted wall cupboards and worktops, plumbing for washing machine and space for tumble dryer. Wall mounted gas boiler, radiator. Door to garage.

First Floor

Landing with double glazed window. Shelved linen cupboard. Access to loft space.

Bedroom 1 (front) 14' 1" x 10' 7" (4.29m x 3.23m) a large double bedroom with double glazed window to the front enjoying an open aspect across to open space. Radiator.

Bedroom 2 (rear) 11' 5" x 8' 9" (3.48m x 2.67m) with aspect over the rear garden to The Helm beyond. Double glazed window, radiator.

Bedroom 3 (front) 11' 1" x 6' 11" (3.38m x 2.11m) a good third bedroom again with open aspect, radiator, double glazed window and over stairs fitted cupboard with hanging rail and shelving.

Bathroom complementary tiled walls and floor, double glazed window and extractor fan. A three piece suite in white comprises; L shaped shower bath with Bristan shower over with rainfall head and separate hand held attachment, vanity unit with wash hand basin, WC. Chrome vertical towel radiator, down lights.

Outside:

Attached Garage/Workshop 18' 4" x 10' 4" (5.59m x 3.15m) with up and over door, power and light.

To the front of the garage is planted border and a tarmac driveway providing off road parking for two vehicles. To the rear is a large south facing enclosed garden offering privacy and seclusion, being particularly safe for children and pets with plenty of space to play. Large paved patio, well tended lawn and planted flower borders.

Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band D

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 1



Bedroom 1



South facing garden



Rear aspect & garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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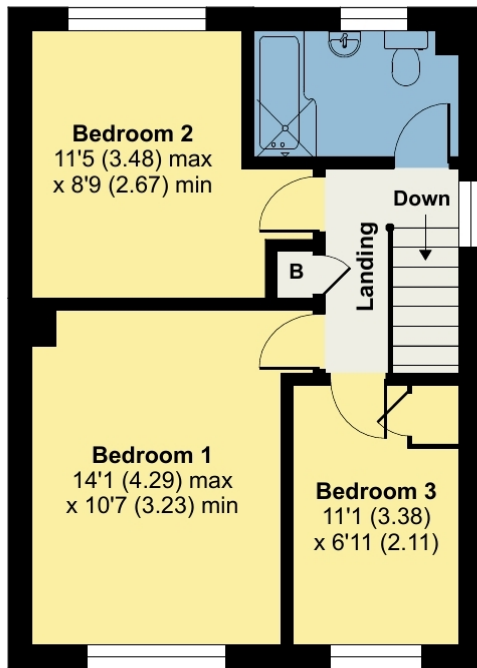
Scafell Drive, Kendal, LA9

Approximate Area = 1029 sq ft / 95.6 sq m

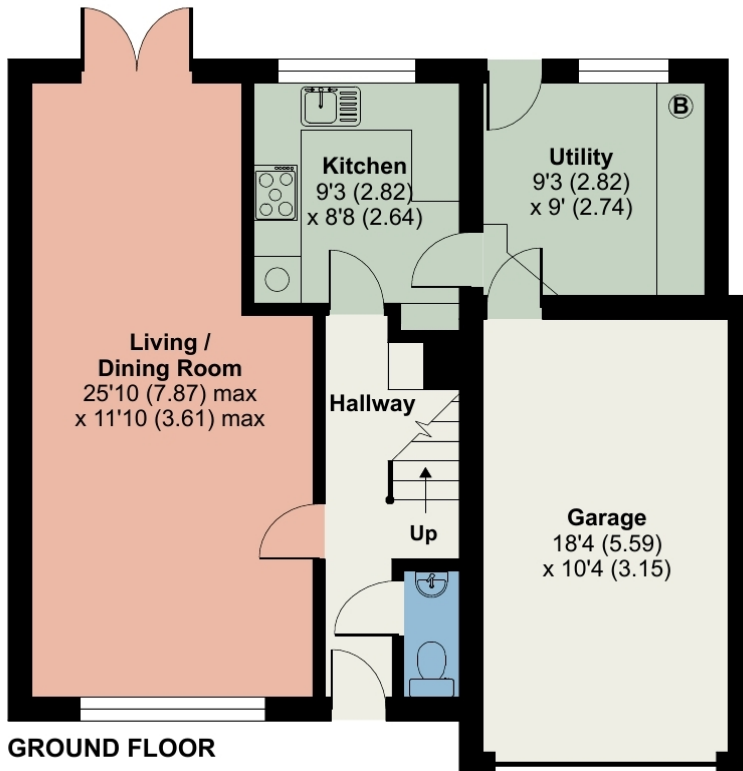
Garage = 189 sq ft / 17.6 sq m

Total = 1218 sq ft / 113.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 841376

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