



Kendal

£325,000

3 Castle Drive, Kendal, Cumbria, LA9 7BN

This attractive well presented stone built semi detached house is located on one of Kendal's most popular residential estates with an open aspect to the front across to Kendal castle. The present owners, have with care and attention to detail altered and improved the original layout creating a warm and welcoming home that enjoys a spacious three bedroom layout with a splendid four piece bathroom and an excellent fitted dining kitchen and living room with wood burning stove.

The property is tastefully decorated and finished to a high standard and has the benefit of gas central heating and UPVC double glazing. There is a terraced garden to the rear and a driveway to the front that provides off road parking. So if you are looking for a family home that is ready to move into and enjoy, then the next step is appointment to view - we know you won't be disappointed.

Quick Overview

- Traditional stone & slate semi-detached family home
- Living room & modern dining kitchen with patio doors
- Three bedrooms
- Family, four-piece suite bathroom
- Wood burning stove
- Rear, terraced garden
- Driveway with off-road parking
- Beautifully presented & contemporary feel throughout
- Close to local amenities
- Broadband speed up to 75 Mbps



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75 Mbps



Driveway, off-road parking

Property Reference: K6634



Living room



Living room



Dining kitchen

Location: Situated on the popular Castle Grove estate, Castle Drive can be found by leaving Kendal on Aynam Road and taking the left turning into Parkside Road. Follow the road up past Netherfield cricket club and take the first turning left into Castle Drive. Follow the round road past the shop where number 3 can then be found on your right hand side opposite the playing field.

Property Overview: 3 Castle Drive is a most attractive traditional stone and slate semi-detached family home situated on one of Kendal's most sought-after estates with local amenities nearby and within walking distance to Kendal town centre.

The property has in recent years undergone an extensive program of alterations and improvements including re-wiring, re-plastering, and the installation of new windows and gas central heating. From oak doors to the well-fitted dining kitchen and the splendid four-piece bathroom - this really is a home ready for a new family to move into and enjoy.

Attractively presented throughout, with the vendors flair for interior design, from colour schemes to floor coverings, wall lights and black out blinds to the bedrooms.

Those that view will appreciate the warm and welcoming atmosphere that awaits when first entering the hall where you will find a useful understairs space with coat hanging, plumbing for the washing machine and space for the tumble dryer. The attractive wood flooring runs through into the living room.

The living room enjoys an open aspect across to castle hill from the front and to the garden at the rear. The main feature of this delightful room is the attractive brick fireplace with its slate hearth and wood burning stove.

Through into the excellent dining kitchen with its porcelain tiled floor, under floor heating and bi-folding doors opening to the garden, you will find plenty of space for the dining table with room for all the family. The kitchen again has a pleasant aspect across to castle hill from the front and a glazed panelled door to the side opens to the drive. Fitted with an attractive range of wall, base and drawer units with solid wood work surfaces with matching uplift and inset double bowl stainless steel sink and drainer. Kitchen appliances include a Rangemaster professional oven and five ring gas hob with cooker hood and extractor over, integrated dishwasher and space for a fridge freezer.

Back into the hall, the attractive timber staircase with its central carpet runner leads up to a half landing with a window that frames the castle.

The landing itself has a deep over stairs cupboard with shelving. Access via a retractable ladder is the large loft, (which offers clear potential for further living space if required, subject to any planning consents).

There are two double bedrooms that overlook the rear garden, the master with two bedside wall lights, and a large single to the front with open aspect and castle views. All bedrooms have the benefit of fixed blackout blinds.



Dining kitchen



Dining kitchen



Bedroom one



Bedroom two



Bedroom three



Family, four-piece suite bathroom

To complete the picture of this family house is the stunning bathroom with attractive flooring and marble effect wall panelling. A four piece suite comprises; a deep double ended bath with central taps and retractable shower attachment, a large walk-in cubicle with Mira digital shower, rainfall head and separate hand held attachment, contemporary wall hung vanity unit with wash hand basin and a WC. Mirrored medicine cabinet with lights, down lights, extractor fan and vertical towel radiator. Deep cupboard with Worcester gas boiler.

Accommodation with approximate dimensions:

Ground Floor

Open Canopy Porch

Entrance Hall

Living Room

15' 10" x 11' 4" (4.83m x 3.45m)

Dining Kitchen

21' 6 max" x 13' 0" (6.55m x 3.96m)

First Floor

Landing

Bedroom 1

14' 7" x 8' 9" (4.44m x 2.67m)

Bedroom 2

11' 4" x 10' 3" (3.45m x 3.12m)

Bedroom 3

11' 4" x 6' 3" (3.45m x 1.91m)

Bathroom

Outside: To the front is a driveway that provides ample off road parking along with planted beds. Gated side access leads round to the enclosed south east facing terraced garden that enjoys sunshine most of the day in the summer. There is a tarmac, breakfast patio with timber shed and greenhouse on the lower level. Steps lead up to a level lawn with planted beds and a further terraced area at the top with a gravelled sitting area with pergola and mature hedge and tree screen.

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

Council Tax: Westmorland & Furness - Band D

Tenure: Freehold

Viewings: 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.



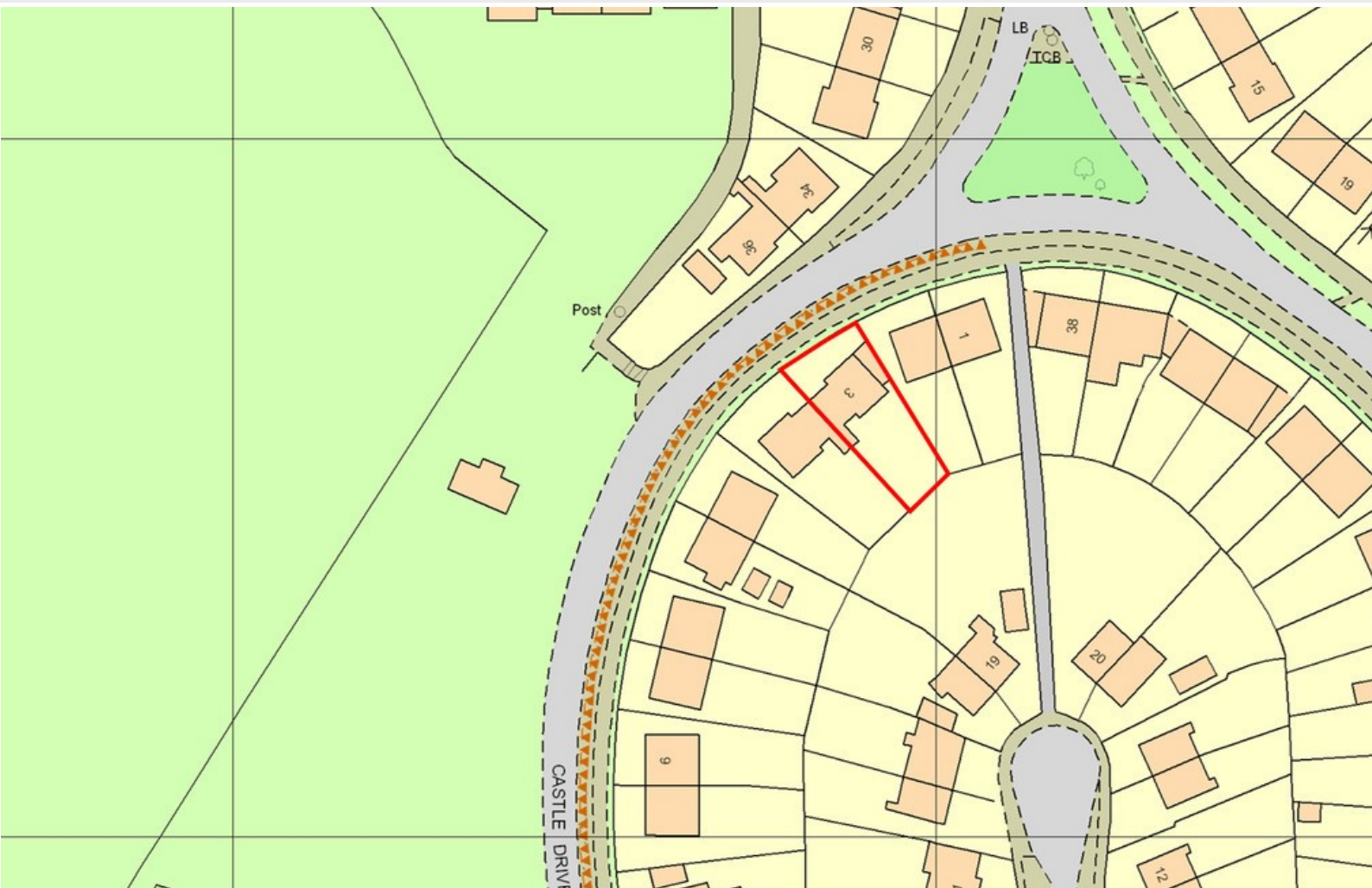
Bedroom one



Rear aspect



Rear terraced garden



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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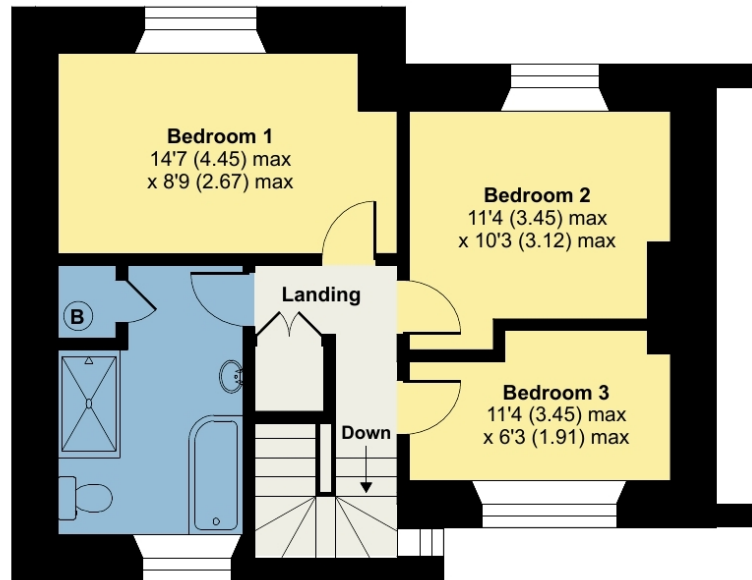
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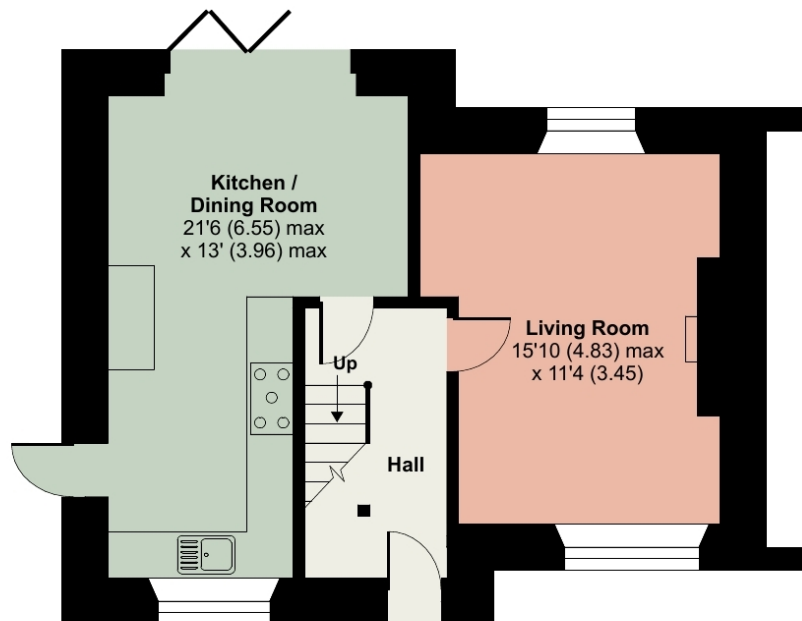
Castle Drive, Kendal, LA9

Approximate Area = 986 sq ft / 91.6 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 964694

A thought from the owners... "This house has been the perfect family home in the perfect location for us!"

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