



299 Valley Drive, Kendal  
£350,000



## 299 Valley Drive

Kendal

A well presented detached residence occupying a very pleasant cul-de-sac position within this popular residential area and being convenient for the amenities on offer in the market town of Kendal together with having easy access to Oxenholme railway station, road links to the M6 Motorway and both the Lake District and Yorkshire Dales National Parks.

The well maintained accommodation briefly comprises a sitting room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor offers four bedrooms one with en suite and family bathroom. The property benefits from gas central heating and double glazing.

Outside there are pleasant gardens to the front and rear, a garage with space for one vehicle and ample driveway parking.

## GROUND FLOOR

### SITTING ROOM

13' 11" x 13' 4" (4.25m x 4.07m)

Both max. Two double glazed windows, radiator, electric fireplace, understairs storage.

### DINING ROOM

9' 7" x 7' 11" (2.93m x 2.42m)

Both max. Double glazed door, radiator.

### KITCHEN

12' 2" x 9' 7" (3.7m x 2.92m)

Both max. Double glazed window, radiator, base and wall units, sink, space for oven, extractor/filter over, space for fridge freezer, tiled splashback.

### UTILITY ROOM

5' 11" x 5' 5" (1.8m x 1.66m)

Both max. Double glazed door, radiator, wall units, plumbing for washer dryer, tiled splashback.

### CLOAKROOM

4' 11" x 4' 2" (1.51m x 1.28m)

Both max. Double glazed window, W.C. wash hand basin to vanity.

### ENTRANCE HALL

4' 9" x 3' 11" (1.44m x 1.2m)

Both max. Double glazed door, radiator.





## FIRST FLOOR

### BEDROOM

13' 9" x 8' 0" (4.19m x 2.44m)

Both max. Two double glazed windows, radiator, built in cupboard.

### BEDROOM

11' 5" x 10' 8" (3.47m x 3.26m)

Both max. Double glazed window, radiator.

### EN-SUITE

6' 4" x 5' 4" (1.93m x 1.63m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with electric shower fitment, partial tiling to walls, extractor fan.

### BEDROOM

11' 4" x 10' 6" (3.46m x 3.2m)

Both max. Double glazed window, radiator.

### BEDROOM

9' 11" x 8' 9" (3.03m x 2.66m)

Both max. Double glazed window, radiator.

### BATHROOM

6' 10" x 6' 9" (2.08m x 2.07m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, partial tiling to walls, extractor fan.

### LANDING

11' 1" x 9' 12" (3.39m x 3.04m)

Both max. Loft access, built in cupboard housing hot water cylinder.



## OUTSIDE

An enclosed well kept garden to the rear with a lawn, stocked borders patio seating area and a shed. To the front is another well kept lawn. Driveway parking for two vehicles

## GARAGE

17' 88" x 9' 41" (5.45m x 2.87m) Up and over door, gas combination boiler, light and power.

## EPC RATING C

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND E

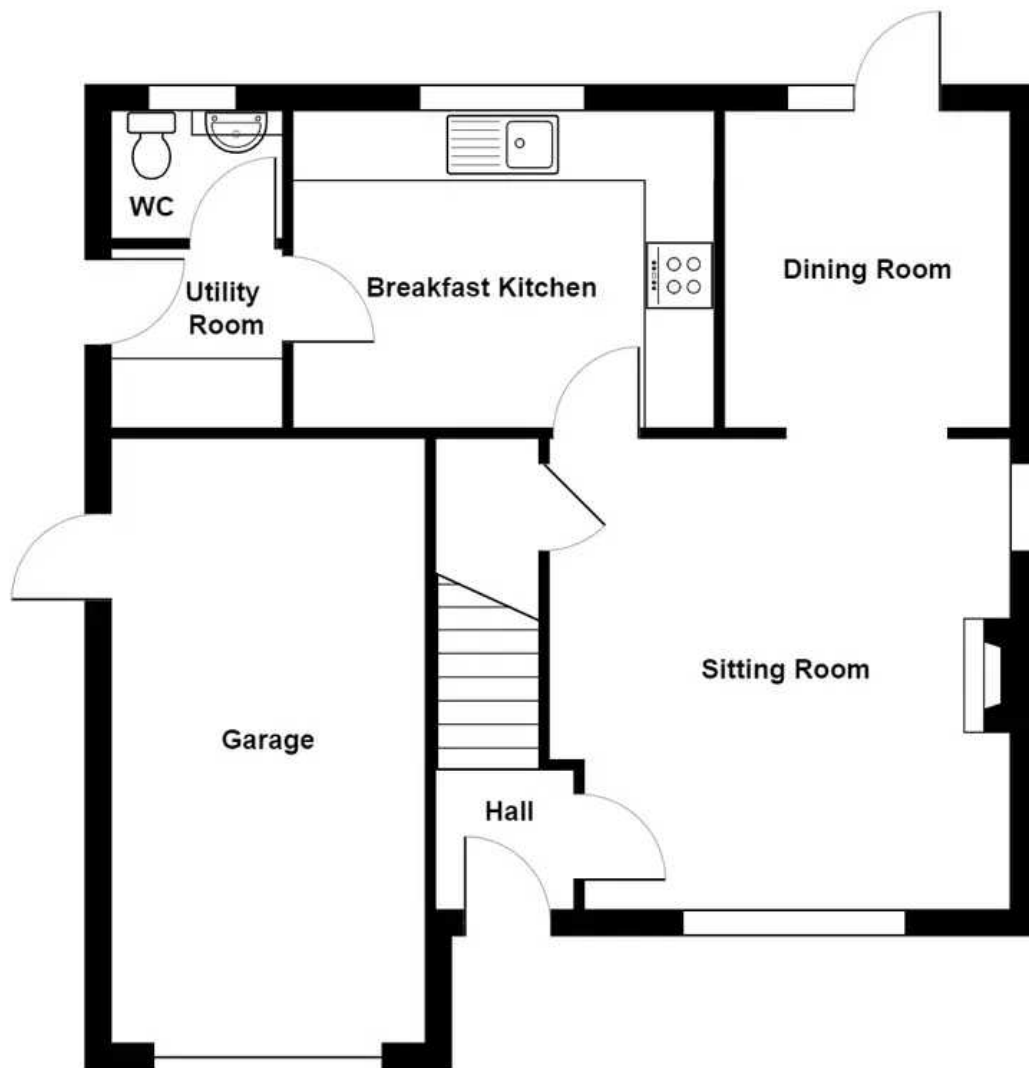
## TENURE: FREEHOLD

## DIRECTIONS

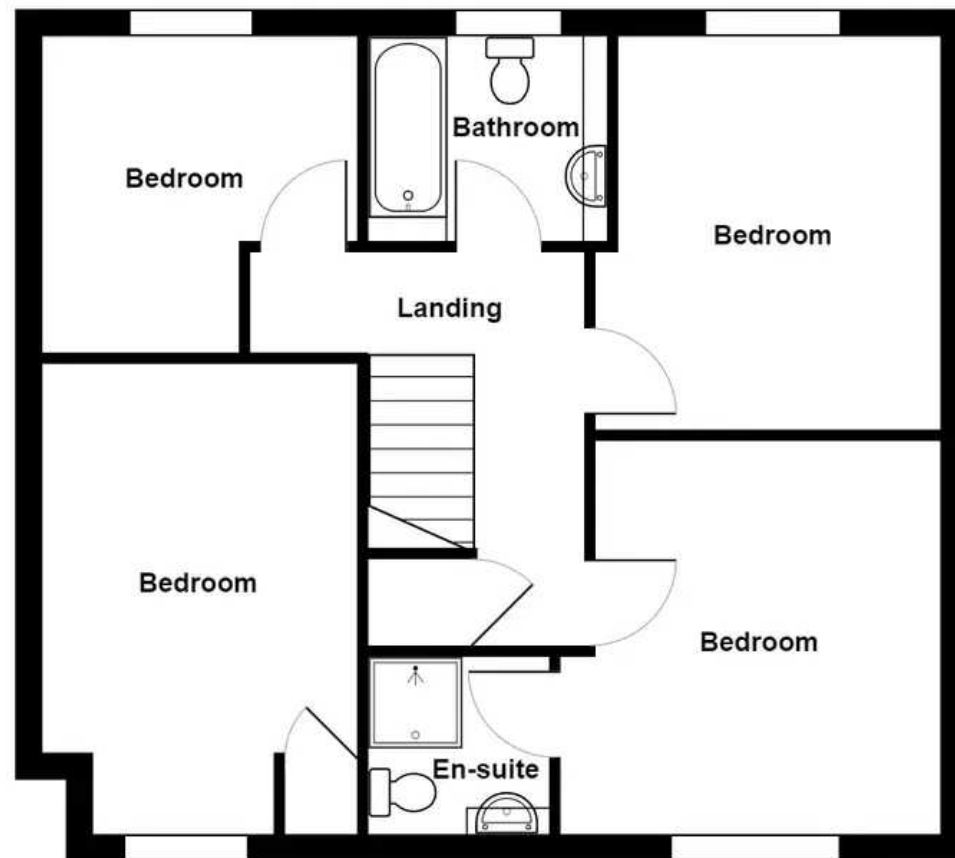
Heading south along Burton Road take the left hand turn into Oxenholme Road at the traffic lights. Turn left on to Kendal Parks Road at the next set of traffic lights and then take the second left on to Valley Drive. Then take the first right where number 295 is situated on the right hand side.

**WHAT3WORDS:** latter.exams.chops





**Ground Floor**



**First Floor**

299 Valley Drive, Kendal  
 Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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