

Kendal

£340,000

2 Wordsworth Drive, Kendal, Cumbria , LA9 7JW

If you are seeking an excellent three bedroom, two shower room detached true bungalow in convenient location close to local amenities with a sunny private south facing garden with summerhouse and greenhouse, a large garage and plenty of off road parking - then come along and enjoy a visit to this immaculately presented home.

The living space is well balanced, with a fitted breakfast kitchen and 18' living room, a modern shower room and three bedrooms, one with an en-suite. It is well worth taking the next step in order to experience what we believe is a rather special home, it's easy to buy, it's easy to own and is available as soon as you like.

Quick Overview

True detached bungalow
Immaculately presented
Living Room & breakfast kitchen
Three bedrooms & Ensuite & showerroom
South facing garden & summerhouse
Driveway & large garage
Close to local amenities
Gas central heating
No upward chain
Ultrafast Broadband Speed 1000 MBPS



3



2



1



D



1000 MBPS



Off Road parking
& Garage

Property Reference: K6670



Entrance Hall



Living Room



Dining area



Fitted Kitchen

Location: Take the Burton Road out of Kendal, proceed past the Kendal Leisure Centre and on reaching the traffic lights take the first left onto Heron Hill, turn first right onto Esthwaite Avenue and then take the first turning left onto Wordsworth Drive. Number 2 is then the first bungalow on your right hand side.

There is a regular bus route into the town with the bus stop close by, and local shops, schools, doctors, the hospital and Asda are within walking distance. Mainline railway at Oxenholme is also nearby.

Property Overview: The first impression on pulling onto the drive and getting out of the car will be one of plenty of parking and a well tended front garden. Then stepping into the entrance hall, the next impression will be one of a home that is full of light and one that is tastefully decorated and well presented.

The entrance hall has a deep cloaks cupboard and laminate flooring that runs through into the living room and breakfast kitchen. Access to boarded loft.

To the front elevation is the 18' living room with plenty of space for a dining table and enjoying a dual aspect over the front and side garden. The feature fireplace could easily be reinstated with either a wood burning stove or fitted gas fire.

Overlooking the rear garden and with a full height glazed door opening to the side garden is the breakfast kitchen. Fitted with an attractive range of wall and base units with open shelving and complementary working surfaces with inset single drainer stainless steel sink and co-ordinating part tiled walls. Kitchen appliances include a built in oven and four ring induction hob with stainless steel cooker hood and extractor fan over. There is plumbing for a washing machine and space for a fridge freezer, and a concealed Vaillant gas boiler.

The bungalow has three bedrooms, two being good doubles and one a large single.

Bedroom 1 is to the rear with aspect to the garden and benefits from an en-suite shower room with a large tiled shower cubicle with vanity unit with wash hand basin and WC. Window, chrome towel radiator, down lights and extractor fan.

Bedroom 2 overlooks the front garden, and bedroom 3 again overlooks the rear garden.

The modern shower room has attractive flooring and complementary part tiled walls. A three piece suite comprises; a large walk-in shower cubicle with Triton shower, pedestal wash hand basin and WC. Window to the rear, chrome towel radiator, extractor fan.



Living Room



Fitted Kitchen



Bedroom 1 with En-suite



En-suite to Bedroom 1



Bedroom 2



Bedroom 3

Accommodation with approximate dimensions:

Entrance Hall

Living Room

18' 2" x 13' 11" (5.54m x 4.24m)

Breakfast Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)

Bedroom 1 plus En-suite Shower Room (rear)

11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom 2 (front)

12' x 10' 3" (3.66m x 3.12m)

Bedroom 3 (rear)

8' 3" x 7' 1" (2.51m x 2.16m)

Shower Room

Outside:

Attached Garage

17' 7" x 9' (5.36m x 2.74m) with electric door, power and light, and, looking forward, that all important electric car charging point.

To the front of the garage and bungalow is an immaculate brick paved drive providing ample parking for several cars, and a lawned garden with mature shrubs and a splendid tree.

There is secure gated access to both sides of the bungalow that lead round to an enclosed south facing garden. Landscaped and well tended, offering privacy and seclusion with lawn and raised beds ideal for growing vegetables. A paved patio for soaking up sunshine all day long, and a variety of colourful plants and shrubs including three productive apple trees for eating and cooking, soft fruits of gooseberries, black and redcurrants and a rhubarb patch.

The Summerhouse 12' 10" x 8' 10" (3.91m x 2.69m) has been insulated and panelled and is currently set up as a gym but equally suitable as a home office or playroom.

A greenhouse and garden shed are also included along with a covered storage area to the side of the garage.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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 1 with en-suite



Shower Room



South facing 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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Approximate Area = 1120 sq ft / 104 sq m (includes garage)

Summer House = 114 sq ft / 10.5 sq m

Total = 1234 sq ft / 114.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 990321

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