



Kendal

£250,000

33 Willow Drive, Kendal, Cumbria, LA9 6AY

33 Willow Drive is a modern semi-detached bungalow nestled within a sought-after location. Easy-to-manage accommodation includes, a front porch, living/dining room, a modern kitchen, two double bedrooms and a bathroom.

Outside, the property benefits from off-road parking for up to two cars and a garage. The rear garden, designed in a charming rockery style, offers a serene retreat. An early viewing is highly recommended to appreciate the true charm of this sweet bungalow.

Quick Overview

- Modern semi-detached bungalow
- Sleek kitchen with integrated appliances
- Spacious living/dining room
- Two good-sized double bedrooms
- Contemporary bathroom
- Garage & off-road parking
- Enclosed rockery rear garden
- Will appeal to a wide range of buyers
- An early viewing is highly recommended!
- Fibris & Openreach available in the area



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Fibris & Openreach available in the area



Garage & off-road parking

Property Reference: K6815



Fitted Kitchen



Fitted Kitchen



Living/Dining Room



Living/Dining Room

Location: Willow Drive is situated just off Parkside Road, after going under the railway bridge turn left into Larch Grove and then immediately left into Willow Drive, number 33 is then found on the right-hand side of the road.

Property Overview: Conveniently located near Parkside Road, this two-bedroom semi-detached bungalow offers an ideal opportunity for someone maybe looking to downsize or first-time buyers. Featuring a easy-to-manage layout with a living/dining room and modern kitchen. The property includes a bathroom, two bedrooms and a private rear garden with a charming rockery and patio. With the added benefits of a garage, driveway parking, gas central heating, and UPVC double glazing throughout.

The front porch has ample room for taking off shoes and hanging up everyday coats. A further door leads into;

The living/dining room with a pleasant outlook over the front aspect.

The modern kitchen is fitted with a range of grey, wall, base and drawer units with complementary working surfaces and inset stainless steel sink with drainer. Kitchen appliances include; a built-in oven, five ring gas hob and extractor over. Integrated appliances include a fridge freezer and there is plumbing for a washing machine. A frosted external door leads to the side/driveway.

Retracing your steps back through the living room and into the inner hallway, you will find a built-in airing cupboard housing a wall-mounted boiler and shelving for linen.

Bedrooms one and two are both doubles with delightful outlooks over the rear rockery garden.

Completing the picture is the bathroom. A three piece suite features a P-shaped panel bath with a shower overhead and a curved screen, alongside a W.C and a pedestal wash hand basin. Partially tiled, the bathroom includes an extractor fan, downlights and chrome towel rail.

Accommodation with approximate dimensions:

Entrance Porch

Living/Dining Room

15' 2" x 10' 11" (4.62m x 3.33m)

Modern Fitted Kitchen

9' 0" x 8' 9" (2.74m x 2.67m)

Inner Hallway

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

Bedroom Two

9' 4" x 8' 11" (2.84m x 2.72m)

Bathroom

Outside: Outside, to the front of the property, off-road parking to the front. Accessible via a gate on the side, the pathway leads to the garage located at the rear.

The fully enclosed and private rear garden, accessed through a separate gate, features a well-designed rockery with pretty plantings, bordered by hedging. Adjacent to the bungalow, there is a charming patio area for outdoor enjoyment.

Garage 16' 6" x 8' 2" (5.03m x 2.49m) With up and over door, power and light.

Services: Mains gas, water and electricity.

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C

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.

What3Words: ///purple.chops.truck



Bedroom One



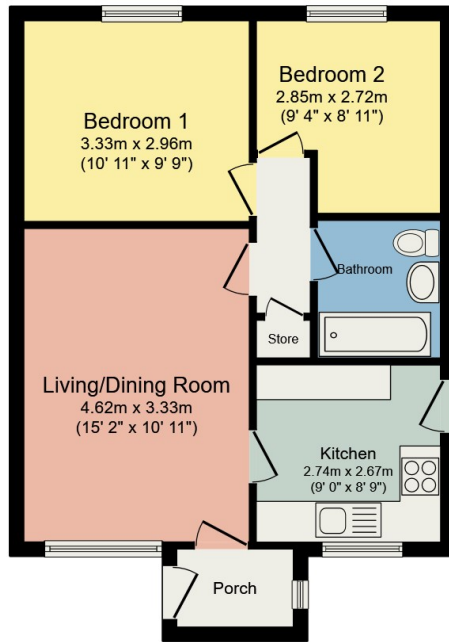
Bedroom Two



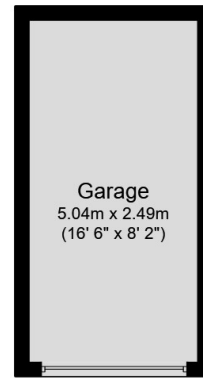
Bathroom



Rear Garden



Floor Plan



Garage

Total floor area 61.9 m² (667 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners..."This is a very quiet friendly place to live with a great bunch of neighbours!"

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