



87 Valley Drive, Kendal  
£295,000





## 87 Valley Drive

### Kendal

A well proportioned detached bungalow located in an attractive cul-de-sac in a popular residential area within the market town of Kendal. The property offers easy access to a local bus route and is conveniently placed for the supermarkets, schools, the Castle Green Hotel and the mainline railway station at Oxenholme.

This charming property offers a fantastic opportunity to own a beautifully presented detached bungalow in a quiet residential area. The delightful bungalow boasts double glazing, gas central heating, which is a huge added benefit all year round. When stepping into the property you will find a light and airy sitting dining room on the right which is perfect for relaxing or entertaining. The kitchen provides easy access to the garden, allowing for convenient outdoor dining and has all the space you need for cooking with the family. With three well-proportioned bedrooms and a family shower room which comprises a W.C., wash hand basin to vanity and a shower cubicle, this property offers ample space for a growing family or those looking to downsize. Additionally, the property benefits from gardens at the front and rear, providing peaceful outdoor spaces to enjoy. Stepping outside, the property boasts a well-maintained outside space with both front and rear gardens offering a serene escape from the hustle and bustle of every-day life. The enclosed rear garden features patio seating areas where one can unwind with a cup of coffee or host gatherings with family and friends. Mature hedges and borders surround the lawn areas, adding a touch of greenery and privacy to the space. Furthermore, the rear garden provides access to the garage, making storage of outdoor equipment or vehicles a breeze and with the added benefit of having plumbing for a washing machine and storage area under the property. Moving to the front of the property, a path leads up to the front door, flanked by lush lawns on each side and framed by established trees and hedges.



- A delightful detached bungalow
- Light and airy sitting dining room
- Kitchen with access to the garden
- Quiet residential area
- Gardens to the front and rear
- Family shower room
- Garage and driveway parking

**EPC Rating D.**

**SERVICES**

Mains electric, gas, water and drainage.

**TENURE**

Freehold

**COUNCIL TAX BAND**

Currently deleted as operating as a holiday let, previous rating was D according to Gov.com

**DIRECTIONS**

Leave Kendal on the A684 Sedbergh Road and after passing the Castle Green Hotel on the left turn right on to Parkside Road. Continue along Parkside Road and take the first left on to Valley Drive, proceed to take the third left turn then turn right to find number 87 on the right.

**WHAT3WORDS:**photos.lanes.cheat







#### ENTRANCE HALL

10' 10" x 9' 10" (3.31m x 3.00m)

Both max.

#### SITTING/DINING ROOM

20' 6" x 16' 0" (6.24m x 4.89m)

Both max.

#### KITCHEN

9' 7" x 7' 11" (2.92m x 2.42m)

#### BEDROOM

10' 11" x 9' 6" (3.32m x 2.90m)

#### BEDROOM

10' 6" x 9' 1" (3.20m x 2.78m)

#### BEDROOM

8' 11" x 6' 6" (2.73m x 1.98m)

#### SHOWER ROOM

7' 4" x 6' 4" (2.24m x 1.92m)







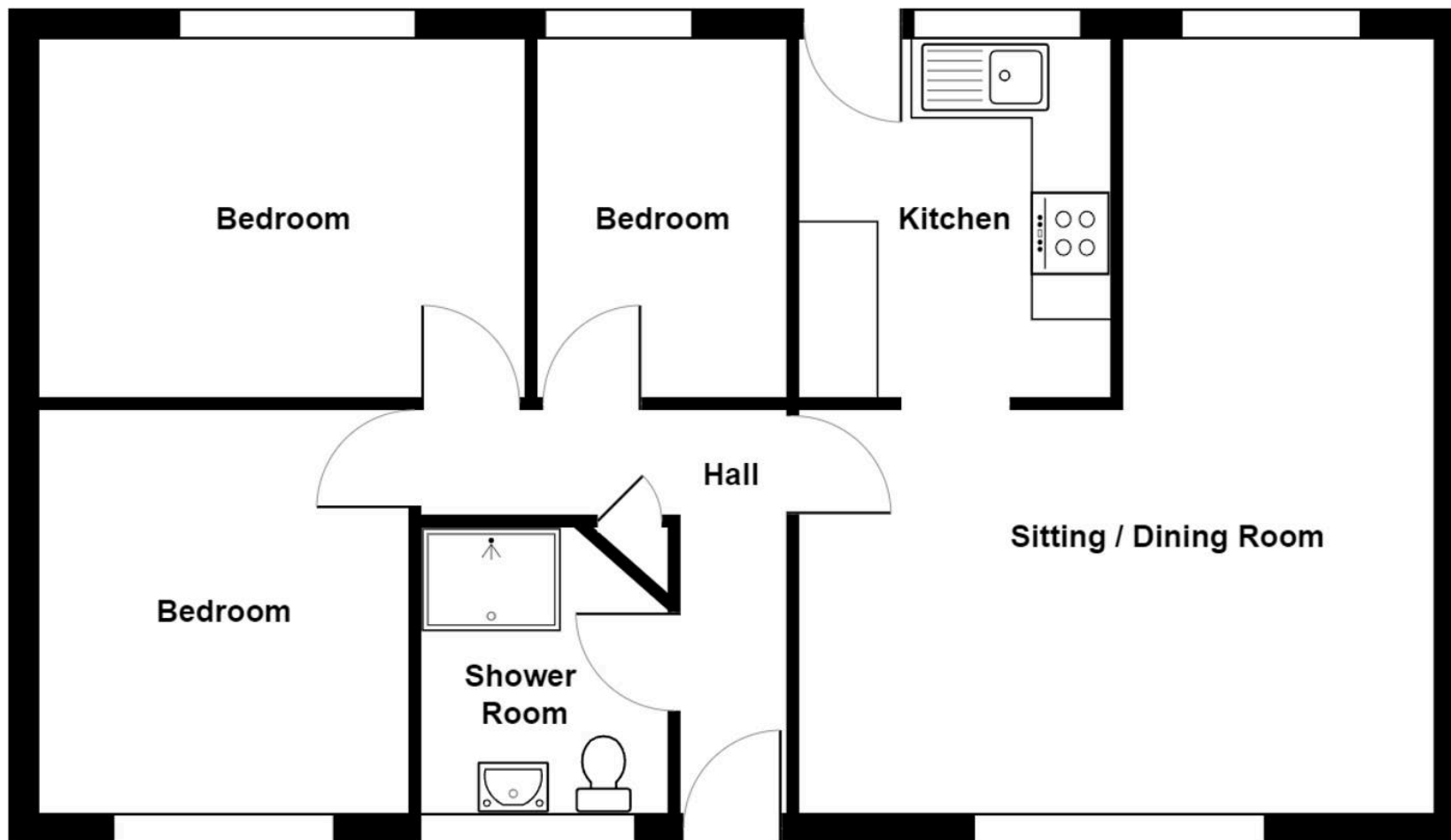












### 87 Valley Drive, Kendal

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

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## THW Estate Agents

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