



# Kendal

£380,000

97 Valley Drive, Kendal, Cumbria, LA9 7AQ

Discover the charm and convenience of this elevated bungalow, perfectly situated in the picturesque town of Kendal. This delightful home offers a blend of modern amenities and cosy features, making it an ideal home. This accommodation features three bedrooms, a living room, kitchen/dining room and a shower room. The bungalow is well positioned to enjoy a lovely open aspect over open countryside.

The property has mature trees and shrubs to the front and a lovely lawned area to the rear, providing ample outdoor space for relaxation and gardening. It also includes a garage and a driveway offering off-road parking for a vehicle. This home's popular location and features make it a must-see! With early viewing highly recommended to fully appreciate the bungalow's potential.

## Quick Overview

- Elevated bungalow with views
- Three bedrooms
- Modern fitted kitchen and dining area
- Popular residential location
- Easy access to all routes and local amenities.
- Well presented throughout
- Garage
- Easy to maintain gardens
- Off Road Parking
- Fibrus and Openreach broadband available



3



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D



Fibrus &  
Openreach



Off Road  
Parking

Property Reference: K6943





Living Room



Living Room



Kitchen/ Breakfast Room



Kitchen/ Breakfast Room

## Property Overview

Valley Drive is situated in a convenient location, boasting picturesque views to the Kendal Castle, the property features off-road parking to the front. A bus journey away from Kendal town, which offers a wealth of local amenities, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

Nestled in the charming town of Kendal, this elevated detached bungalow offers a unique blend of comfort and convenience. The dual aspect living room is a true highlight, featuring views of the historic Kendal Castle. With a multi fuel fire on a slate hearth perfect for those winter evenings.

The kitchen/dining room featuring non slip LVT flooring is well-appointed with a good range of modern wall and base units and integrated appliances such as a Bosch oven, CDA microwave, 5 ring gas hob, Franke stainless steel sink, making meal preparation a breeze. Also having plumbing for a washing machine and recess for fridge/freezer. There is an inviting dining space which is light and airy. Whether you're hosting friends and family or enjoying a quiet breakfast, this space is both functional and inviting.

The property includes a house shower room also having non slip LVT flooring comprising of a walk-in shower, wc and wash basin also having a heated towel rail, ensuring convenience. There are two spacious double bedrooms one which features built in wardrobes/dressing area, each offering ample space and versatility. The third bedroom is ideally suited as a home office, providing a peaceful and productive environment for remote work or study.

Step outside to find an 18th century York stone patio which wraps around the property with seating area featuring a rear lawn area, perfect for outdoor activities or simply enjoying the fresh air. A handy garden store offers additional storage space for gardening tools or outdoor equipment.

Underneath the bungalow, you'll discover a garage which has power, light and water. that serves as an excellent storage or workshop area. It even includes a dark room at the back, ideal for photography enthusiasts or those needing a specialised workspace. With off road parking to the front of the property, ensuring convenience and ease of access.

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Accommodation with approximate dimensions:

Entrance Hall

Living Room

19' 10" x 16' 2" (6.05m x 4.93m)





Kitchen/ Breakfast Room



Living Room





Bedroom 1



Bedroom 2



Bedroom 3



House Shower Room

#### Kitchen/Dining Room

20' 2" x 9' 3" (6.15m x 2.82m)

#### Bedroom One

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Freehold.

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#### Material Information

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Bedroom 1



Rear Garden





Rear Garden



Rear Garden

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Branch Manager & Valuer

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Garage = 176 sq ft / 16.3 sq m

Total = 1007 sq ft / 93.5 sq m

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Bedroom 2



Bedroom 3



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Bedroom 1



Rear Garden





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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



# Valley Drive, Kendal, LA9

Approximate Area = 831sq ft / 77.2 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1007 sq ft / 93.5 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1187827

A thought from the owners... "Our Beautiful family home on the market for the first time in 43 years !, hope you love it too."

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/09/2024.

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