



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



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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.

This bungalow is a lovely home. With its prime location, stunning views, and versatile spaces, it offers the perfect setting for both relaxation and productivity. Don't miss the opportunity to make this exceptional property your own.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

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

Kitchen/Dining Room

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

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom Two

10' 5" x 9' 3" (3.18m x 2.84m)



Kitchen/ Breakfast Room



Living Room



Bedroom 1



Bedroom 2



Bedroom 3



House Shower Room

Bedroom Three

12' 11" x 8' 11" (3.96m x 2.72m)

Shower Room

Storage Cupboard

Garage

12' 11" x 8' 11" (3.96m x 2.72m)

Dark Room

8' 9" x 5' 10" (2.67m x 1.79m)

Parking:

There is off road parking for one vehicle in front of the garage.

What3words Location & Directions:

[///views.retain.laptop](https://www.what3words.com/@@@/views.retain.laptop)

From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road opposite K Village. Follow the road up, taking the right turning onto Valley Drive. Continue a short way along, with number 97 being found on your left set back off the road.

The property is located close to the mainline railway station at Oxenholme and is within easy walking of a bus route, local shops, schools, and the Kendal Leisure Centre.

Services:

Mains electricity, mains gas, mains water and mains drainage.

The property has power, light and water supply to the garage. Drainage is not connected to the garage sink.

Council Tax:

Westmorland & Furness Council - Band D.

Tenure:

Freehold.

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.

Material Information

The property has an unregistered title.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Rear Garden



Rear Garden



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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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). © n3checon 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.”

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