



# Kendal

£440,000

17 Cumberland Drive, Kendal, Cumbria , LA9 7JS

Welcome to this stunning four-bedroom detached property, a perfect blend of modern convenience and stylish design. As you step inside, you are greeted by a cloakroom comprising a wc and wash basin. The heart of the home is undoubtedly the dual aspect contemporary kitchen, equipped with integrated appliances of a Neff double oven, Bosch fridge freezer and dish washer, with a fitted bin and sink. Boasting a cutting-edge Bluetooth speaker system, making it a delightful space for culinary creations and entertaining guests. This room features a dining area and a seating area perfect for spending time with friends and family. To complete this room are the amazing fell views of Scout Scar and surrounding fells.

## Quick Overview

- Detached property
- Four Bedrooms
- Attractive, sizeable kitchen
- Spacious living room
- Fabulous family home
- Solar panels
- Patio rear garden
- Set in a peaceful location
- Ultrafast Broadband
- Off Road Parking



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K6978





Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

Adjacent to the kitchen, the spacious living room offers a cosy retreat for relaxation and family gatherings. This room also provides access to the integral garage, utilised as a utility area housing the boiler. For those in need of extra storage, part of the loft above the garage and living room is conveniently boarded out, offering ample space for all your storage needs.

The property boasts four well-appointed bedrooms, all located on the lower ground floor. One bedroom features an en-suite a three piece suite comprising of a wc, wash basin and walk in shower. One of the additional bedrooms is enhanced by French doors that open onto the charming patio garden. All four bedrooms are light and three boast fell views. The house bathroom is also situated at this level comprising of a curved bath with shower attachment, wc and wash basin also having a linen cupboard.

The outdoor space is perfect for enjoying a morning coffee on the patio, hosting summer barbecues and watching the amazing sunsets over the fells. You can also access the rear garden via a side gate and a shed is found to the side of the property perfect for gardening tools and bikes.

Cumberland Drive, located on the south side of Kendal, is a delightful residential area known for its scenic views. This highly desirable neighbourhood provides easy access to local amenities, schools, and parks, making it perfect for both families and professionals. Furthermore, the nearby Oxenholme railway station ensures excellent connectivity, simplifying commuting to London (Euston) and Glasgow and travel.

This home is designed for modern family living, offering a harmonious balance of functionality and style. With its thoughtful layout and premium features, it promises a comfortable and convenient lifestyle for its new owners. Don't miss the opportunity to make this exceptional property your new home. Arrange a viewing today and experience the charm and elegance for yourself.

#### Accommodation (with approximate dimensions):

##### Ground Floor:

Entrance Hall

Cloakroom

Open Plan Kitchen/Dining Room 29' 0" x 16' 2" (8.84m x 4.95m)

Living Room 16' 2" x 9' 6" (4.93m x 2.92m)

Integral Garage 10' 0" x 8' 2" (3.07m x 2.49m)

##### Lower Ground Floor:

Hallway





Kitchen/Dining Room



Kitchen/Dining Room





Bedroom One

Bedroom One 15' 0" x 9' 6" (4.59m x 2.90m)

En-Suite

Bedroom Two 14' 9" x 8' 9" (4.52m x 2.67m)

Bedroom Three 13' 11" x 8' 9" (4.26m x 2.67m)

Bedroom Four 7' 3" x 6' 7" (2.21m x 2.03m)

House Bathroom

Property Information:

Parking:

Tenure: Freehold.

Council Tax: Westmorland and Furness - Band E.

Services: Mains electricity, mains gas, mains water and mains drainage. Also having ultra-fast broadband\* available to the property.

Also having 12 solar panels.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices. This property is an EPC band \*.

What3words & Directions: ///parts.sound.sheep



En-suite



Bedroom Two

Situated on the edge of the Heron Hill Estate the property can be found by turning left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left, proceed up the hill and round the mini roundabout onto Hayfell Rise. Cumberland Drive is then found on your right hand side and number 17 can be found on the right hand side of the road at the beginning of the cul-de-sac.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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 Four





Bedroom Three



Bedroom Two





Garden



Garden



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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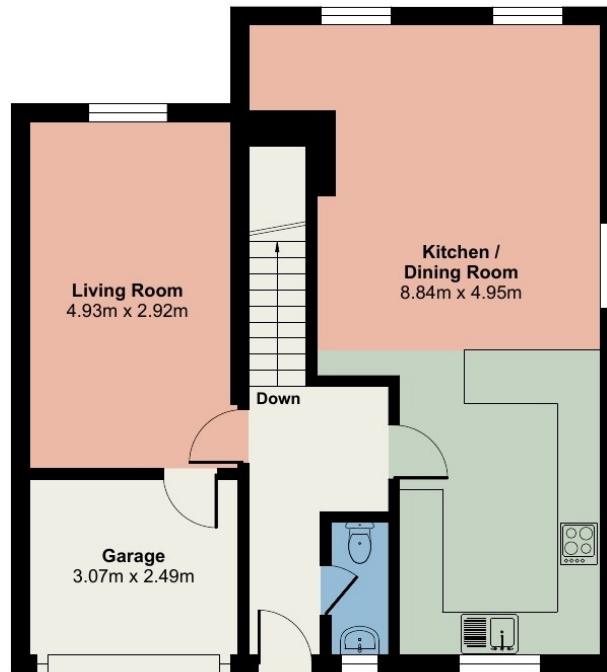
# Cumberland Drive, Kendal, LA9

Approximate Area = 1339 sq ft / 124.3 sq m

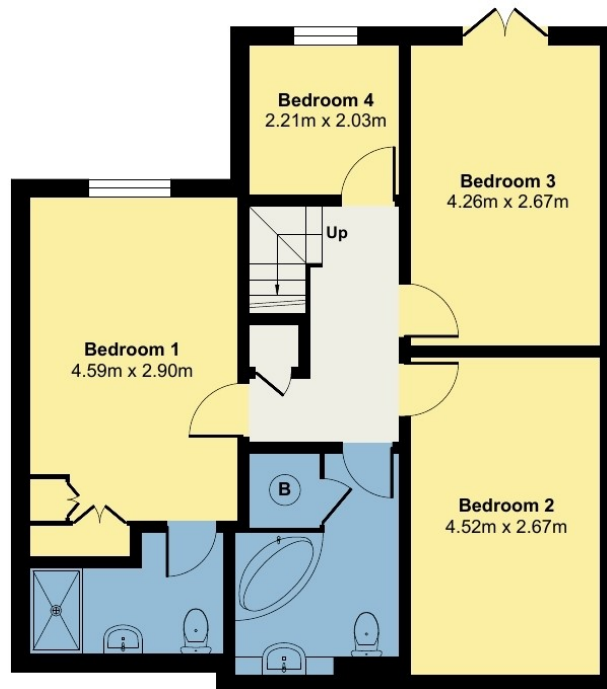
Garage = 79 sq ft / 7.3 sq m

Total = 1418 sq ft / 131.6 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1214134

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