



Staveley

£385,000

3 Kent Drive
Staveley
Kendal
Cumbria
LA8 9NZ

Deceptively large may not be quite fair but the first impression does not explain this beautiful detached 3 bedroomed house with a private parking space and garage all on a quiet Cul-de-sac in the heart of the village of Staveley. With plenty of living space and storage as well as 2 bathrooms and a stunning David Salisbury orangery looking out onto a landscaped garden with The River Kent running along the back.

Property Ref: W5588

3

2

1

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Kitchen



Sitting Room

Description: 3 Kent Drive is a well appointed detached 3 bedroomed 2 bathroom detached house with a private parking space on a quiet Cul-de-sac in the heart of the village of Staveley. Over the years the property has been modified and what initially seems to be a smaller house from the outside is actually a large well-proportioned house with plenty of living space and storage as well as a stunning David Salisbury orangery looking out onto a landscaped garden with the river Gowan running along the back. There is also a single garage just across the lane.

Location: Staveley is a desirable village within the Lake District National Park, with great amenities and a wonderful community. It offers access to main Cumbrian towns and villages with ease,

being so near to the A591 which also offers good access to the M6 and has a train station too.

Leaving Windermere take Main Road up to the A591 and turn right near the station bearing towards Kendal, continue up the road through Ings and turn left onto Danes Road which leads onto the Windermere Road, at Staveley Village Hall turn left onto Silver Street, Kent Drive can be found a way up on the right and number three is on the left with a driveway.

Accommodation (With approximate measurements)

Ground Floor

Entrance Porch uPVC double glazed windows and ceiling, tiled floor.

Hallway Access to ground floor rooms and first floor via stairs, airing cupboard and cupboard.

Sitting Room 10' 0" x 11' 10" (3.05m x 3.61m)

Kitchen 16' 5" max x 14' 2" max (5m x 4.32m) Fitted wall and base units, integrated fridge freezer, solid wood cabinets, electric hob and fan oven, hard wood floors, integrated dishwasher, inset double sink, washing machine, gas fired combination boiler, side access, access to orangery, walk in cupboard containing dryer and shelving.



Orangery

Orangery 9' 8" x 13' 2" (2.95m x 4.01m) Leafy outlook onto garden and surrounding trees, access to garden via double doors, made by David Salisbury, wood framed double glazed windows and ceiling, openable window in the roof, LED spotlights and tiled floor.

Bedroom 1 (L Shaped Room) 19' 1" x 11' 2 max" (5.82m x 3.4m) Access to a front decked terrace and access to front and rear outside spaces.

Shower Room Wet room style walk in shower, WC, built in unit containing wash basin, tiled floor and walls, plumbed in ladder heated towel rail.

First Floor

Bedroom 2 17' 7" x 10' 11 max" (5.36m x 3.33m) Timber beams.

Bedroom 3 17' 6" x 10' 9 max" (5.33m x 3.28m) Timber beams.

Bathroom 3 piece suite, tiled floor, part tiled walls, wash basin, velux window.

Outside: Landscaped garden, dual side access, mix of flower beds and paved seating area complete with viewing platform overlooking the River Kent. Single garage in the block opposite the house.



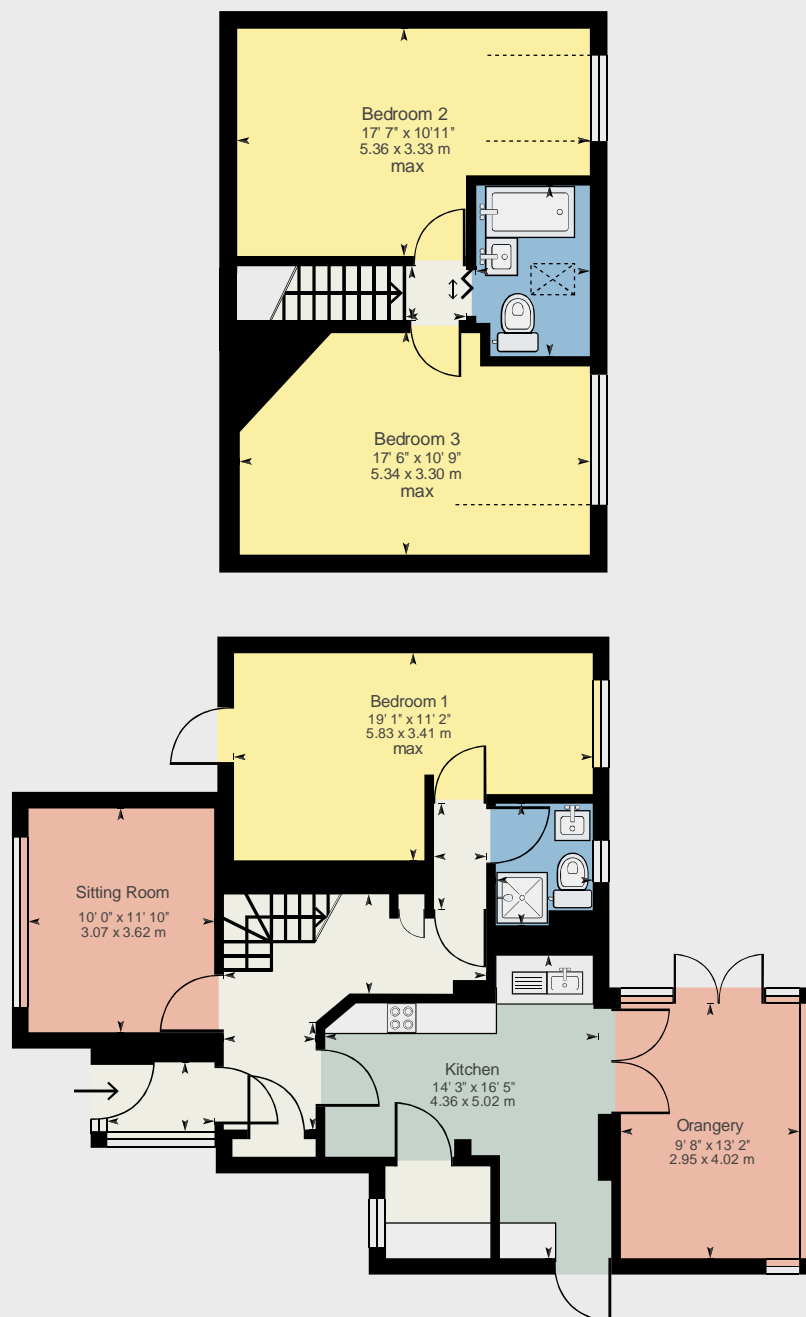
Bedroom 1

Services: Mains water, gas, electricity and drainage, uPVC windows to main house and wood framed double glazed windows to Orangery, gas fired central heating to radiators.

Tenure: Freehold

Viewings Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners.... "3 Kent Drive has a carefully stocked garden which should be a pleasure for the next owners to watch emerge in the spring. A lovely peaceful house in a great village."

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