



16 Derwent Drive, Kendal
£300,000



16 Derwent Drive

Kendal

A semi detached property situated on the popular Heron Hill Estate having easy access to Kendal town centre. The property is close to local amenities, primary and secondary schools, leisure facilities, local transport services and road links to the M6 Motorway and the Lake District National Park.

Situated in a sought-after location, this semi-detached property offers comfortable living and a convenient lifestyle. Boasting three bedrooms, this well-maintained home features double glazing and gas central heating throughout. The ground floor comprises a spacious sitting room with dining space, perfect for hosting guests or enjoying family meals. The light and airy kitchen diner is a delightful space for culinary creations. Upstairs, you will find three bedrooms, two of which are generous doubles, offering ample space for relaxation. The property also benefits from a family three-piece bathroom, ensuring convenience for all residents. With a garage and driveway parking, this home is both practical and desirable, providing easy access to the M6 Motorway and being close to local schools and amenities.

Outside, the property continues to impress with gardens to both the front and rear. The rear garden is fully enclosed, providing a safe and private environment. Two lawns offer plenty of space for outdoor activities, while a concrete path divides the area beautifully. Hedges at the rear of the garden enhance the sense of seclusion, making it an ideal spot for relaxing in the sunshine. To the front of the property, a lawn is surrounded by attractive shrubbery, planting beds, and hedges. This welcoming outdoor space completes the property, offering a tranquil setting for residents to enjoy the fresh air and nature. Overall, this property is a fantastic opportunity for those seeking a comfortable home with a well-designed layout and outdoor space that brings a sense of peace and privacy.

- Semi detached property
- Double glazing and gas central heating throughout
- Sitting room with dining space
- Close to local school and amenities
- Light and airy kitchen diner
- Easy access to the M6 Motorway
- Three bedrooms with two being doubles
- Gardens to the front and rear
- Family three piece bathroom
- Garage and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Heading south out of Kendal on the A65 Burton Road, turn left on to Heron Hill at the traffic lights. Take the next right into Esthwaite Avenue and continue up the hill taking a right onto Derwent Drive. Continue down Derwent Drive and the property is situated on the right hand side.

WHAT3WORDS: slave.rigid.rabble





GROUND FLOOR

ENTRANCE HALL

14' 1" x 5' 10" (4.30m x 1.77m)

SITTING ROOM

16' 4" x 10' 3" (4.97m x 3.12m)

KITCHEN

16' 4" x 7' 7" (4.98m x 2.30m)

FIRST FLOOR

LANDING

8' 7" x 5' 10" (2.61m x 1.77m)

BEDROOM

12' 4" x 9' 5" (3.77m x 2.88m)

BEDROOM

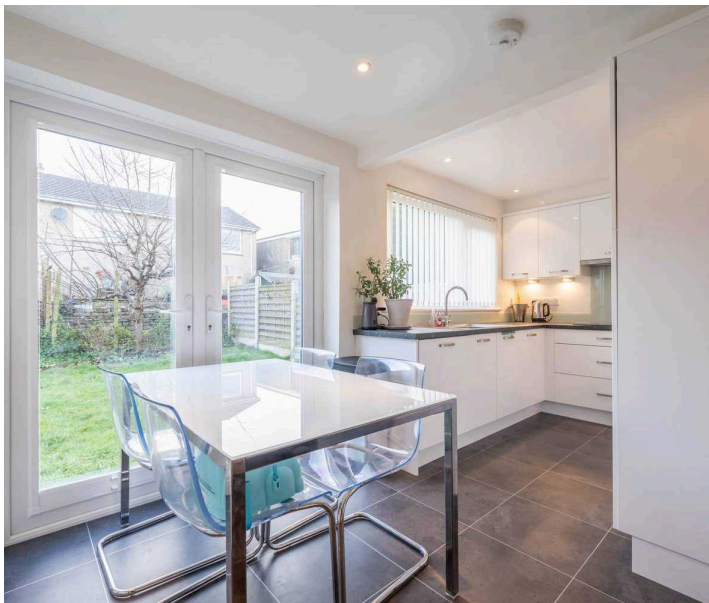
11' 2" x 9' 4" (3.41m x 2.85m)

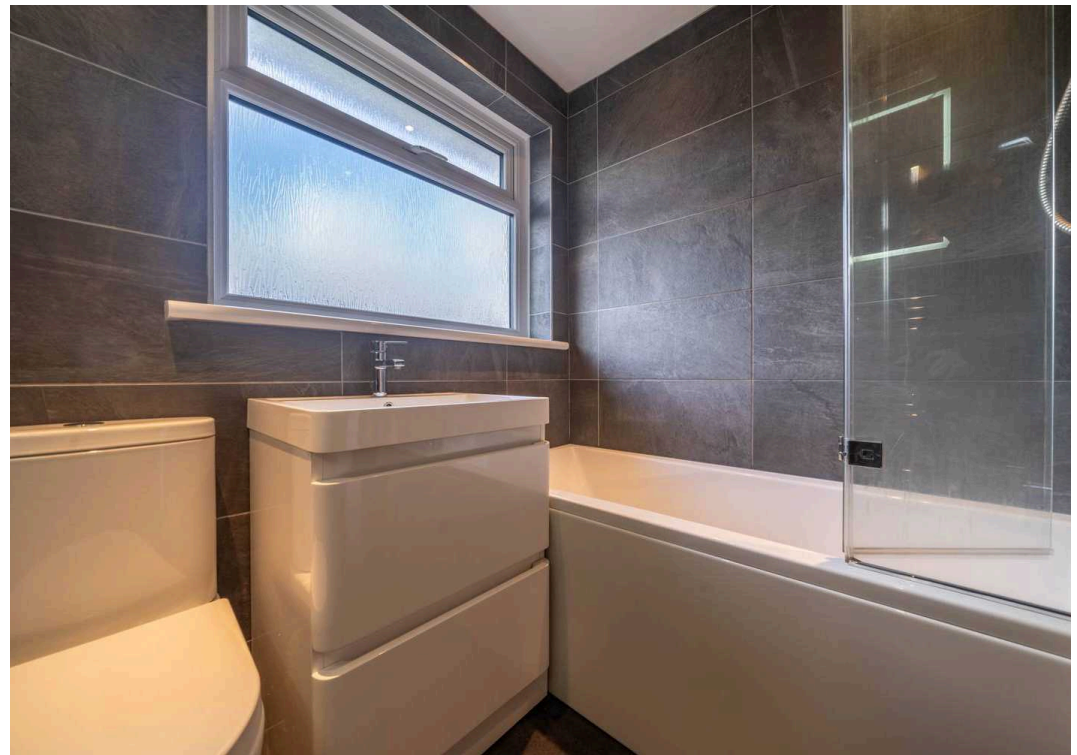
BEDROOM/STUDY

9' 3" x 6' 7" (2.82m x 2.01m)

BATHROOM

6' 6" x 5' 6" (1.98m x 1.67m)



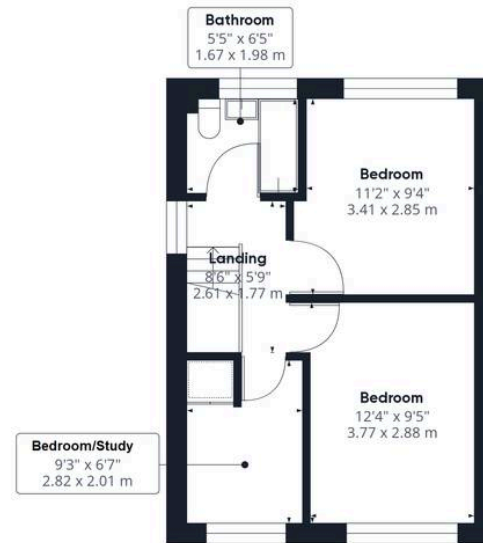








Ground Floor



Floor 1



Approximate total area⁽¹⁾

903.62 ft²

83.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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