



31 Valley Drive, Kendal
£350,000



31 Valley Drive

Kendal

A well presented detached property located towards the head of a cul-de-sac in popular residential area convenient for the amenities available both in and around the market town of Kendal. The property is close to a local bus route, is conveniently placed for the supermarkets, schools, the Castle Green Hotel and the mainline railway station at Oxenholme and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

Nestled in a quiet residential area, this splendid detached house offers a perfect retreat for a growing family. On the ground floor the property boasts a charming sitting room and dining room, providing ample space for relaxation and entertainment, a breakfast kitchen is located between the sitting room and dining room and is the perfect space for preparing all your family meals. There is also a back porch which provides ample storage and leads out to the garden.

Upstairs on the first floor you will find three double bedrooms which offer privacy and relaxation. The bedrooms are complimented by a three piece suite bathroom which comprises a W.C., wash hand basin and bath. The double glazing and gas central heating ensure comfort and energy efficiency throughout the year.

Stepping outside, the property reveals enchanting gardens both to the front and rear. The fully enclosed rear garden offers a sense of privacy, featuring a paved patio area perfect for outdoor gatherings. Well-established hedges, trees, and shrubs surround a well-kept lawn, with a charming pond nestled in the corner of the garden. A greenhouse on the right adds a touch of character and potential for green-fingered enthusiasts. The front garden exudes kerb appeal, with a manicured lawn and stocked borders, inviting the planting of colourful flowers and greenery. Both gardens offer ample space for garden furniture and potted plants, ideal for enjoying outdoor living in the warmer months.

- Detached family home
- Double glazing and gas central heating
- A charming sitting room and dining room
- Quiet residential area
- Breakfast kitchen
- Easy access to town centre
- Gardens to the front and rear
- Family bathroom
- Garage and driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

Leave Kendal on the A684 Sedbergh Road and after passing the Castle Green Hotel on the left turn right on to Parkside Road. Continue along Parkside Road and take the first left on to Valley Drive, proceed to turn left marked No's 21-55 and bear left to find number 31 located at the very end of the cul-de-sac.

WHAT3WORDS: smashes.grabs.mine





GROUND FLOOR

ENTRANCE HALL

8' 8" x 6' 9" (2.65m x 2.05m)

SITTING ROOM

20' 10" x 10' 8" (6.36m x 3.26m)

KITCHEN

9' 11" x 8' 9" (3.03m x 2.67m)

DINING ROOM

17' 4" x 8' 10" (5.29m x 2.70m)

BACK PORCH

7' 3" x 5' 9" (2.21m x 1.74m)

FIRST FLOOR

LANDING

5' 9" x 2' 7" (1.74m x 0.80m)

BEDROOM

13' 0" x 9' 3" (3.96m x 2.81m)

BEDROOM

12' 1" x 9' 11" (3.69m x 3.03m)

BEDROOM

8' 11" x 6' 9" (2.73m x 2.06m)

BATHROOM

7' 10" x 6' 1" (2.39m x 1.86m)











Ground Floor



Floor 1

Approximate total area⁽¹⁾

941.73 ft²
87.49 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.

GIRAFFE360

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