



4 Crummock Drive, Kendal

£335,000



4 Crummock Drive

Kendal

A well proportioned detached bungalow located in a popular residential area within the market town of Kendal. The property is conveniently placed for the local bus route, supermarkets, convenience store, Doctors surgery, Westmorland General Hospital and Oxenholme railway station and is within easy reach of the Lake District National Park and the M6. Nestled in a sought-after location, this charming bungalow offers an idyllic retreat for those seeking a peaceful yet convenient lifestyle. The detached property boasts a substantial sized sitting room with captivating views out to the front. The fitted kitchen provides easy access to the gardens that surround the property, enhancing the indoor-outdoor living experience. Three double bedrooms, with the main bedroom featuring fitted wardrobes, offer ample space and comfort. The three-piece suite bathroom is well designed and includes a W.C., wash hand basin to vanity, and a bath with a shower over. Surrounded by lush gardens and landscaped outdoor spaces, this property beckons you to enjoy nature at its finest. The gardens boast patio areas, planted borders, and raised beds, creating private seating spots and serene corners. At the front of the property, metal balustrade railings offer a touch of elegance, while the brick driveway provides ample off-road parking for your convenience. A single garage, complete with power and a tap/water supply, is ideal for storing vehicles and tools. Access to the under croft from the garage ensures that storage space is never in short supply. Experience the beauty of outdoor living right at your doorstep and create lasting memories in this tranquil oasis. Don't miss this opportunity to own a property that effortlessly combines comfort, convenience, and natural outdoor beauty.

- A well proportioned detached property
- Substantial sized sitting room with views out to the front
- Fitted kitchen with access to the garden
- Three double bedrooms with the main bedroom having fitted wardrobes
- Three piece suite bathroom with a W.C. wash hand basin to vanity and a bath with shower over
- Lush gardens surround the property
- Garage parking and driveway parking
- Under croft can be accessed from the garage which has ample storage
- Easy access to local amenities and the town centre
- Road links to the M6 Motorway and the Lake District National Park

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 D

TENURE: FREEHOLD

DIRECTIONS

Heading south out of Kendal on the A65 Burton Road, turn left on to Heron Hill at the traffic lights. Turn right on to Esthwaite Avenue at the Spar and proceed up the hill and turn left on to Crummock Drive. Number 4 is located on the left hand side.

WHAT3WORDS: ///foal.tanks.cove





GROUND FLOOR

SUN ROOM

9' 6" x 8' 5" (2.89m x 2.57m)

ENTRANCE HALL

15' 1" x 12' 2" (4.59m x 3.70m)

SITTING ROOM

15' 11" x 11' 11" (4.85m x 3.62m)

KITCHEN

9' 3" x 8' 9" (2.81m x 2.66m)

BEDROOM

12' 2" x 12' 0" (3.71m x 3.65m)

BEDROOM

11' 9" x 8' 4" (3.57m x 2.54m)

BEDROOM

11' 7" x 8' 11" (3.52m x 2.73m)

BATHROOM

6' 7" x 5' 5" (2.00m x 1.64m)



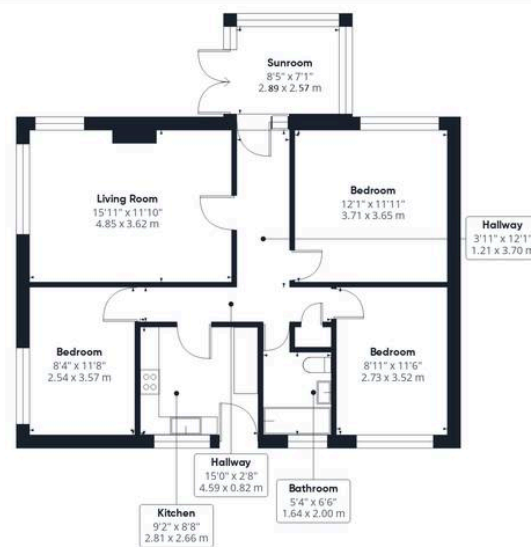








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1006 ft²
93.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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