



21 Willow Drive, Kendal

£375,000





## 21 Willow Drive

### Kendal

A well presented detached bungalow pleasantly located in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town. The bungalow offers easy access to the mainline railway station at Oxenholme, the Lake District National Park and road links to the M6.

Nestled in a quiet residential area, this delightful 3-bedroom detached bungalow is a true gem that has been meticulously renovated by its current owners from top to bottom. Boasting a modern and open plan living room seamlessly connected to a sleek fitted kitchen, this property exudes style and comfort throughout. The accommodation comprises three generously sized double bedrooms and a pristine three-piece suite bathroom, ideal for a family or professionals seeking a peaceful retreat. Offering double glazing, gas central heating, garage, and driveway parking, this home provides convenience and practicality.

Outside, the property boasts beautifully landscaped gardens both at the front and rear. The rear garden, fully enclosed for privacy, offers a delightful paved patio seating area, a lush lawn, thoughtfully planted beds allowing green fingers to flourish, a charming greenhouse for avid gardeners, and attractive gravel features creating a low maintenance yet inviting outdoor space. Additional features include a garage providing secure parking and storage solutions, driveway parking for multiple vehicles, and well-kept planted beds along with gravel features at the front, enhancing the overall kerb appeal of the property. Perfect for enjoying the outdoors or entertaining guests in style, this property truly offers a harmonious blend of indoor comfort and outdoor living, making it a must-see for those seeking a peaceful and well-appointed home.

Currently awaiting a new EPC which will be an improvement from the current one.

- Detached bungalow located in a quiet residential area
- Fully renovated from top to bottom by the current owners
- Stunning open plan living room with a modern fitted kitchen
- Double glazing and gas central heating
- Three double bedrooms
- Easy access to local amenities and transport services
- Road links to the M6 Motorway and the Lake District National Park
- Beautiful gardens to the front and rear
- Three piece suite 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 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 to take the first right turn on to Larch Grove and then turn left on to Willow Drive where number 21 is located on the right.

**WHAT3WORDS:**///gallons.bonus.bath







## GROUND FLOOR

### ENTRANCE HALL

6' 9" x 5' 1" (2.05m x 1.54m)

### OPEN PLAN LIVING AREA

23' 6" x 15' 5" (7.16m x 4.69m)

### INNER HALLWAY

10' 10" x 3' 2" (3.31m x 0.97m)

### BEDROOM

12' 5" x 10' 8" (3.79m x 3.24m)

### BEDROOM

10' 7" x 10' 5" (3.23m x 3.17m)

### BEDROOM

8' 11" x 8' 4" (2.73m x 2.55m)

### BATHROOM

8' 0" x 5' 9" (2.44m x 1.75m)







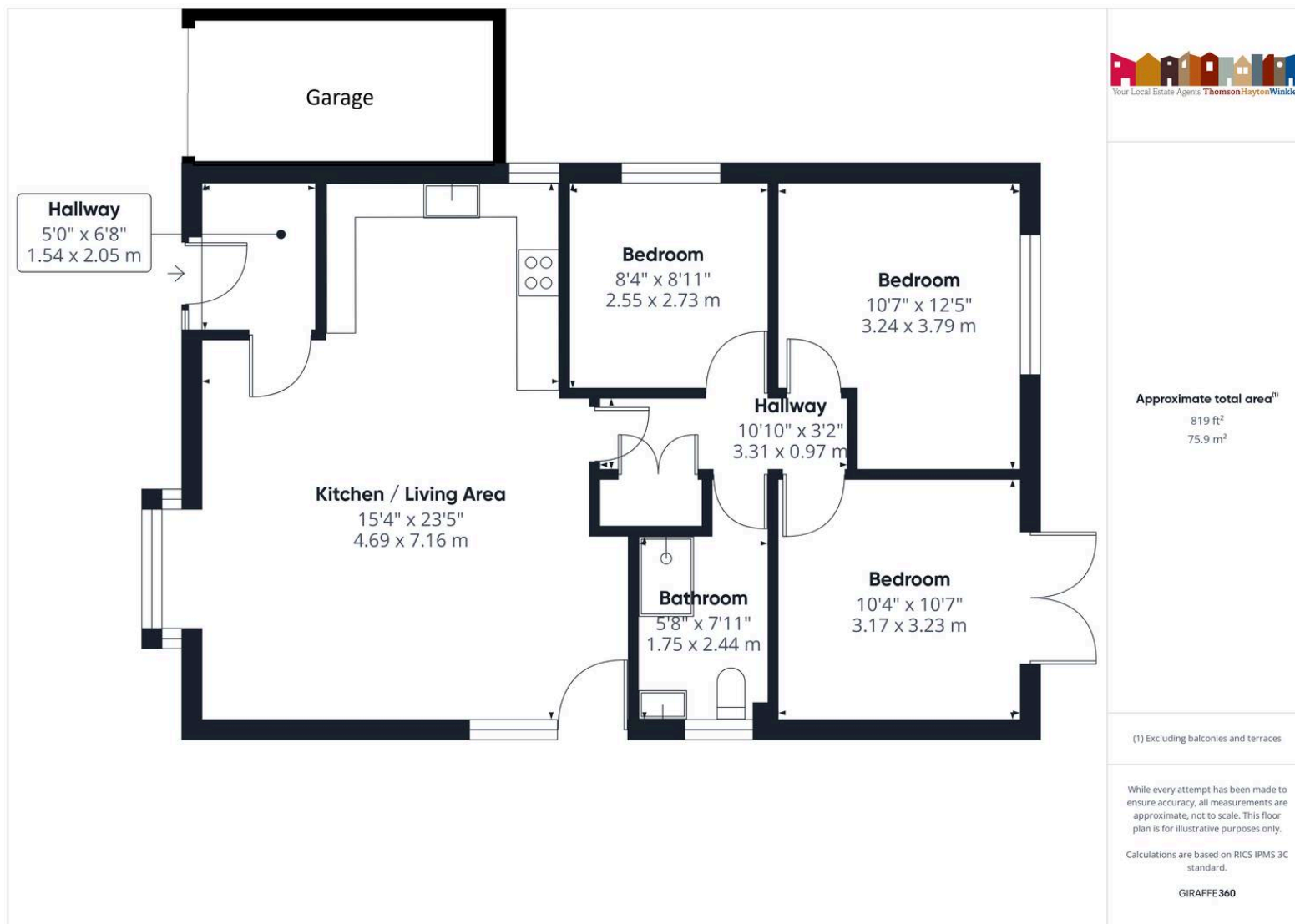












## THW Estate Agents

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