



3 Valley Drive, Kendal
£285,000



3 Valley Drive

Kendal, Kendal

A well proportioned link-detached family home located in a popular residential area convenient for the amenities available both in and around the market town of Kendal.

Situated in a sought-after residential area, this property presents a spacious and well-maintained living environment for the discerning buyer. The link-detached family home comprises a substantial sitting dining room that flows effortlessly into a sunroom, offering views of the rear garden. The fully fitted kitchen provides amenities and convenient access to the garage, effortlessly accommodating daily living needs.

Upstairs, three bedrooms provide comfortable retreats, complemented by a three-piece suite bathroom.

Stepping outside, the property reveals a meticulously landscaped outdoor space that enhances the overall charm of this residence. The front garden greets you with a well-kept lawn and tastefully planted beds, along with driveway parking for two vehicles leading to the garage. The rear garden, a private oasis, is fully enclosed and features a delightful patio area, perfect for entertaining or relaxing. Gravelled features add character to the space, providing ample room for garden furniture and outdoor activities. Whether enjoying a morning coffee in the sun-soaked front garden or hosting a barbeque in the serene backyard, this property invites you to embrace the beauty of outdoor living. With attention to detail evident in every corner, this property encourages a lifestyle of comfort, convenience, and contentment for its fortunate owners.

- A link-detached family home
- Substantial sitting dining room
- Sunroom looking out to the rear garden
- Fully fitted kitchen with access to the garage
- Three bedrooms on the first floor
- A three piece suite bathroom
- Gardens to both the front and rear
- Garage and driveway parking
- Easy access to local amenities
- No chain

From Kendal Town Centre proceed south along Aynam Road and then turn left into Parkside Road opposite K Village. Follow the road up, passing the Cricket Club on the left. Take a right turn onto Valley Drive and No 3 is to be found on the left hand side.

WHAT3WORDS:///decreased.worm.filer

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

ENTRANCE HALL

8' 7" x 4' 6" (2.62m x 1.37m)

SITTING DINING ROOM

19' 10" x 10' 10" (6.05m x 3.31m)

KITCHEN

9' 11" x 8' 8" (3.01m x 2.63m)

SUNROOM

12' 1" x 7' 6" (3.69m x 2.29m)

FIRST FLOOR

LANDING

5' 9" x 2' 7" (1.75m x 0.79m)

BEDROOM

12' 10" x 9' 3" (3.92m x 2.83m)

BEDROOM

10' 4" x 10' 0" (3.14m x 3.05m)

BEDROOM

11' 8" x 6' 8" (3.56m x 2.04m)

BATHROOM

6' 9" x 6' 2" (2.07m x 1.88m)

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, COUNCIL TAX: BAND D

SERVICES

Mains electric, mains gas, mains water, mains drainage

TENURE: FREEHOLD



GROUND FLOOR

ENTRANCE HALL

8' 7" x 4' 6" (2.62m x 1.37m)

SITTING DINING ROOM

19' 10" x 10' 10" (6.05m x 3.31m)

KITCHEN

9' 11" x 8' 8" (3.01m x 2.63m)

SUNROOM

12' 1" x 7' 6" (3.69m x 2.29m)

FIRST FLOOR

LANDING

5' 9" x 2' 7" (1.75m x 0.79m)

BEDROOM

12' 10" x 9' 3" (3.92m x 2.83m)

BEDROOM

10' 4" x 10' 0" (3.14m x 3.05m)

BEDROOM

11' 8" x 6' 8" (3.56m x 2.04m)

BATHROOM

6' 9" x 6' 2" (2.07m x 1.88m)

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







THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.