



28 Wray Crescent, Kendal
£280,000



28 Wray Crescent

Kendal, Kendal

Set within a well regarded residential area of Kendal, this detached bungalow enjoys a highly convenient position within one of the South Lakes' most soughtafter market towns. Kendal is widely known as the 'Gateway to the Lake District', offering a vibrant mix of independent shops, cafes, restaurants and supermarkets, along with excellent leisure facilities, schools and transport connections. The property is particularly well placed for access to the M6 motorway, making it ideal for commuters, while the surrounding Lake District National Park and nearby towns and villages provide endless opportunities for walking, outdoor pursuits and exploring the wider area.

Inside, the bungalow offers well proportioned accommodation with a layout that is both practical and easy to adapt to individual needs. The property includes a fitted kitchen, a separate lounge providing a comfortable main living space. Two double bedrooms, both benefiting from fitted wardrobes. A modern bathroom with shower serves the home. While a conservatory leading off one of the bedrooms provides an additional light filled space with direct access to the garden. This well maintained property presents an excellent opportunity for buyers to modernise and personalise the interior to their own taste.

Externally, the property offers useful and manageable outdoor space. A driveway provides parking for two vehicles and leads to a detached garage, offering further storage or workshop potential. To the rear, the garden has been designed for ease of maintenance, with a patio seating area, artificial lawn and a garden shed, creating a pleasant outdoor space for relaxing or entertaining.

- Detached bungalow in a popular Kendal location
- Opportunity to update and personalise to individual taste
- Fitted kitchen with practical layout
- Separate lounge providing comfortable living space
- Two double bedrooms, both with fitted wardrobes
- Modern bathroom with shower
- Conservatory off one bedroom with access to the rear garden
- Detached garage and driveway parking for two vehicles
- Rear garden with patio, artificial lawn and garden shed
- Convenient access to the M6 motorway, the wider Lake District and town amenities

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 then take the third turning on the left. Wray Crescent is then the next turning on the right.

WHAT3WORDS:///dinner.line.crown

Council Tax band: currently Band C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





LIVING ROOM

14' 11" x 9' 4" (4.54m x 2.85m)

KITCHEN

10' 7" x 8' 0" (3.22m x 2.43m)

BEDROOM

11' 0" x 9' 9" (3.36m x 2.97m)

BEDROOM

10' 7" x 7' 11" (3.23m x 2.42m)

SHOWER ROOM

6' 8" x 6' 0" (2.04m x 1.83m)

SUNROOM

7' 11" x 5' 7" (2.42m x 1.69m)

GARAGE

15' 11" x 9' 6" (4.84m x 2.89m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

711 ft²
66.1 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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