



Kendal

£395,000

6 Vicarage Drive, Kendal, Cumbria, LA9 5AZ

6 Vicarage Drive is a detached dormer bungalow situated in a popular residential area within Kendal. Its convenient location provides easy access to local amenities within town, the M6 motorway, and the Oxenholme mainline railway station. The interior features a welcoming entrance hall with a storage cupboard, a spacious living room, a sleek and modern dining kitchen, and a bright conservatory. The ground floor also includes a double bedroom and a well-appointed bathroom, making it ideal for those who may need to accommodate dependent relatives.

On the upper level, you'll find two additional double bedrooms and a cloakroom. The property benefits from double glazing and gas central heating throughout. Outside, the well-maintained, landscaped gardens boast patios, lawns, a rockery, a vegetable patch, fruit trees, two sheds, and a greenhouse. A generous driveway at the front offers ample off-road parking.

Quick Overview

- Detached dormer bungalow
- Recently fitted, modern dining kitchen
- Spacious living room
- Ground floor bedroom and bathroom
- Two double bedrooms upstairs
- Large driveway with ample off-road parking
- Beautiful landscaped gardens
- Close proximity to Kendal town centre
- Ideal for those with dependent relatives/mobility issues
- Ultrafast broadband



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Ultrafast
broadband



Large driveway with
ample off-road parking

Property Reference: K6918



Bedroom Three



Conservatory



Dining Area



Modern Dining Kitchen

Property Overview: 6 Vicarage Drive is situated on the very edge of the vibrant market town of Kendal, located in the picturesque heart of Cumbria. The property enjoys a particularly well-connected location, offering easy access to a range of local amenities, the M6 motorway, and the Oxenholme mainline railway station, making travel and daily conveniences effortlessly accessible.

Stepping into the welcoming entrance hall of this spacious detached chalet bungalow, you'll find a shuttered cupboard housing the gas central heating boiler, along with convenient space under the stairs for hanging coats and storing everyday shoes.

The hallway leads you into the spacious living room, featuring a large picture window and an inset modern gas fire.

A glazed door opens to the modern dining kitchen, which is fitted with a range of contemporary, soft-closing wall, base, and drawer units, a breakfast bar with granite work surfaces and an inset stainless steel sink with worktop drainer. The kitchen is well-equipped with modern appliances such as: a built-in oven and grill, a four-ring gas hob with extractor fan, integrated fridge freezer, dishwasher and washing machine. Attractive tiled splashbacks and vinyl flooring complete the space, which also includes a door leading to the rear garden and an alcove with shelving ideal for a pantry.

The kitchen's dining area will easily accommodate a set of dining table and chairs and flows seamlessly into the bright conservatory with glazed doors and windows.

The ground floor also features a double bedroom with patio doors opening to the rear garden, fitted wardrobes and a chest of drawers.

Retracing your steps into the hallway, you will find the house bathroom that is fitted with a four-piece suite including a WC, wash hand basin with vanity unit, Jacuzzi bath with shower attachment, shower cubicle with thermostatic shower, and tiled walls, with a towel radiator and extractor fan.

This thoughtfully designed layout, makes the property particularly suited for those needing accessible living spaces.



Living Room



Modern Dining Kitchen



Modern Dining Kitchen



Bathroom



Bedroom One



Bedroom Two

Upstairs, the landing is full of natural light from a window and provides access to eaves storage and a cloakroom with WC and wash hand basin. The two double bedrooms on this floor offer side aspect views and both feature built-in wardrobes.

Outside, the property features a well-kept front garden with a lawn, neatly planted borders and patio, complemented by a driveway that offers ample off-road parking. The rear garden is thoughtfully maintained, showcasing a patio area, lush lawns, herbaceous borders, a rockery, fruit trees, two sheds, a greenhouse, and a vegetable plot. An outside water tap is also provided for convenience.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

17' 1" x 12' 9" (5.21m x 3.91m)

Modern Dining Kitchen

12' 5" x 10' 2" (3.81m x 3.12m)

Dining Area

12' 7" x 7' 8" (3.84m x 2.36m)

Conservatory

13' 7" x 10' 0" (4.15m x 3.07m)

Bedroom Three

17' 10" x 8' 11" (5.46m x 2.72m)

Bathroom

First Floor:

Landing

Cloakroom

Bedroom One

13' 1" x 12' 11" (3.99m x 3.96m)

Bedroom Two

9' 8" x 9' 3" (2.96m x 2.84m)



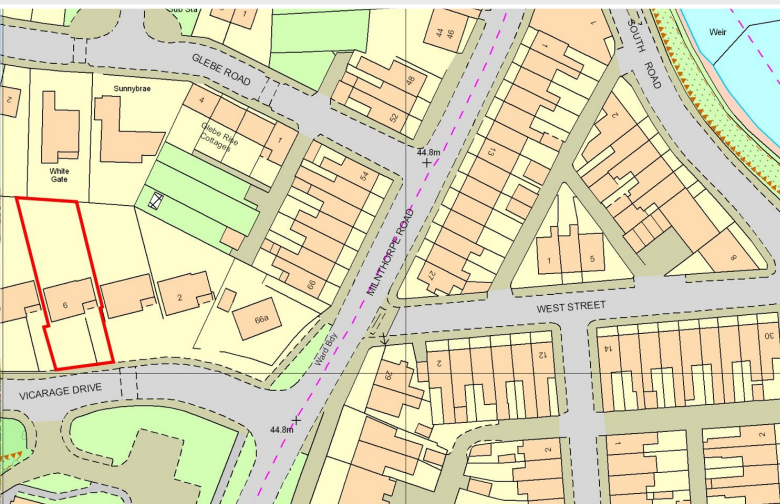
Landscaped Rear Garden



Landscaped Rear Garden



Driveway and Patio



Parking: A driveway provides ample off-road parking.

Services: Mains gas, mains water and mains electricity.

Council Tax: Westmorland & Furness Council - Band

What3Words Location & Directions:

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Situated in a popular residential location, to the South of the town Centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Number 6 can then be found on your right hand side opposite the college entrance.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

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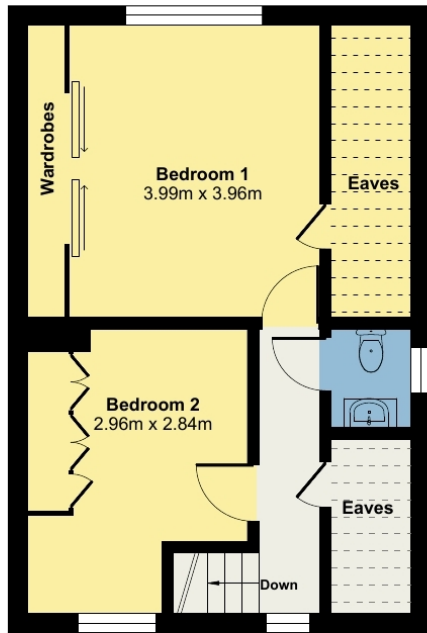
Vicarage Drive, Kendal, LA9

Approximate Area = 1352 sq ft / 125.6 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

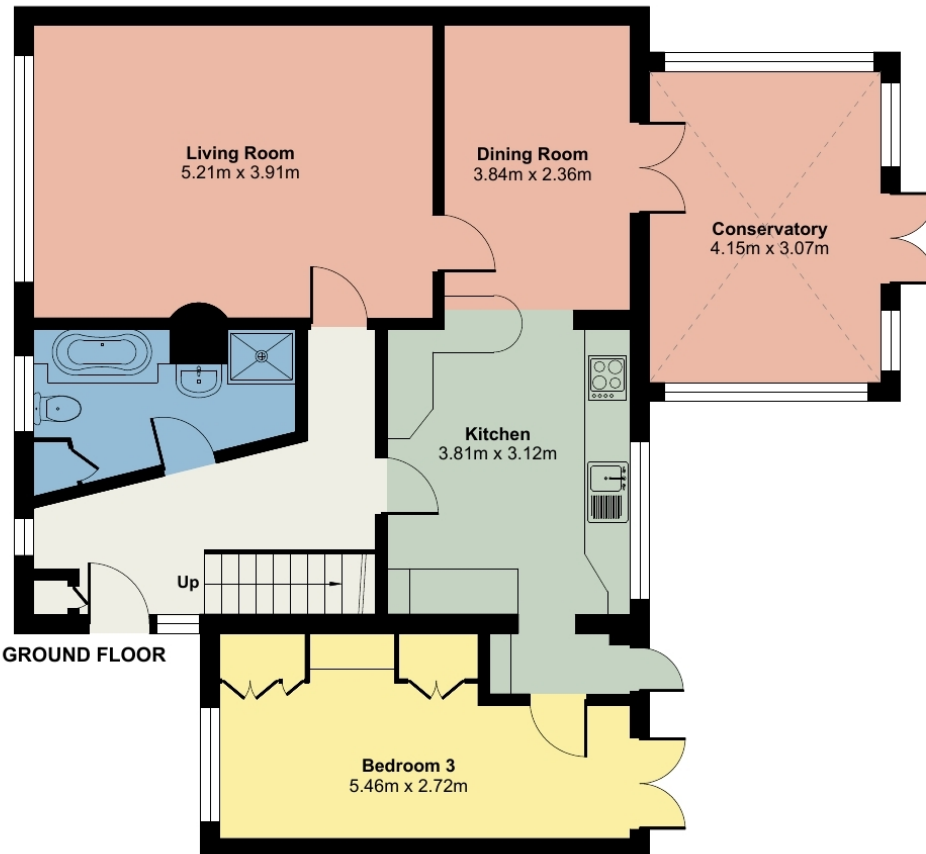
Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1177150

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