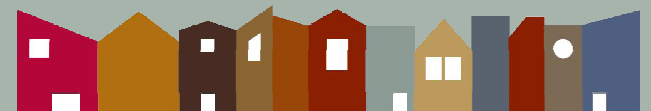




**295 Valley Drive, Kendal**

Asking Price £245,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)







## ACCOMMODATION

295 Valley Drive is a modern detached residence occupying a very pleasant cul-de-sac position within this popular residential area and being convenient for the amenities on offer in the market town of Kendal together with having easy access to Oxenholme railway station and road links to the M6 Motorway.

The well maintained property benefits from gas central heating and double glazing and the accommodation briefly comprises two reception rooms, kitchen, utility room, study/fourth bedroom, cloakroom, three bedrooms one with en suite and family bathroom.

Outside there are pleasant gardens to the front and rear, off road parking an attached store.

## ENTRANCE

5' 1" x 5' 1" (1.55m x 1.55m)

Double glazed door.

## SITTING ROOM

12' 1" x 13' 5" (3.69m x 4.09m)

Double glazed window, radiator, inset living flame gas fire, understairs cupboard, coving, television point, telephone point.

## DINING ROOM

9' 1" x 7' 7" (2.79m x 2.32m)

Double glazed French doors, radiator, coving.

## BREAKFAST KITCHEN

12' 4" x 9' 2" (3.78m x 2.80m)

Double glazed window, radiator, base and wall units, sink unit, built in oven, gas hob with extractor/filter over, space for fridge, space for freezer, tiled splashbacks.

## UTILITY ROOM

5' 6" x 5' 1" (1.69m x 1.57m)

Double glazed door, plumbing for washing machine, space for tumble dryer, loft access.

## CLOAKROOM

4' 11" x 3' 9" (1.52m x 1.15m)

Double glazed window, radiator, W.C and wash hand basin to vanity.

## STUDY/FOURTH BEDROOM

8' 1 max " x 7' 8 max" (2.46m x 2.34m)

Double glazed window, radiator, loft access.

## LANDING

10' 10" x 6' 3" (3.32m x 1.91m)

Airing cupboard housing hot water cylinder, loft access.

## BEDROOM

10' 0" x 8' 8" (3.06m x 2.66m)

Double glazed window, radiator, television point.

## BEDROOM

9' 3" x 8' 9" (2.84m x 2.69m)

Double glazed window, radiator, fitted wardrobe, television point.

## EN SUITE

7' 9" x 4' 5" (2.38m x 1.36m)

Double glazed window, radiator, W.C. wash hand basin to vanity, shower cubicle with electric shower, part tiled walls, extractor fan.

## BEDROOM

7' 5" x 5' 11" (2.28m x 1.81m)

Double glazed window, radiator, fitted wardrobe, television point.

## BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)

Double glazed window, radiator, W.C. wash hand basin to vanity and bath with mixer shower, part tiled walls, extractor fan, shaver point.

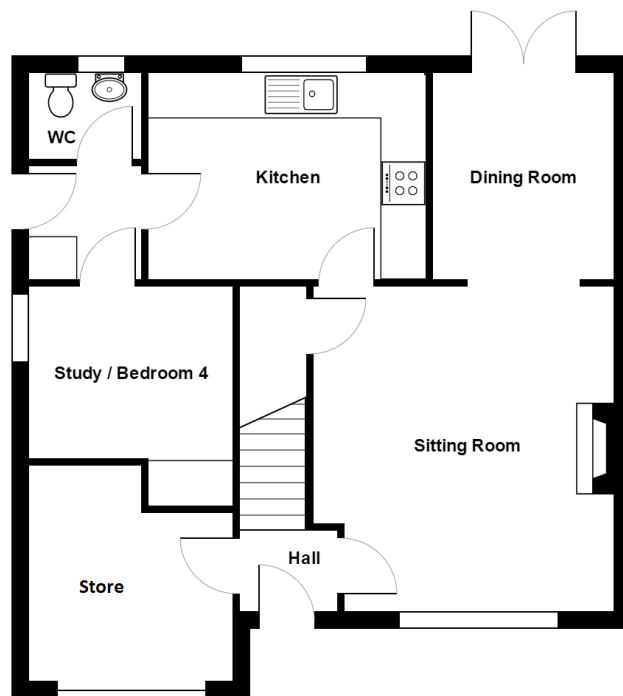
## ATTACHED STORE

11' 11" x 8' 5" (3.64m x 2.59m) Up and over door, light and power, gas central heating boiler, light and power, loft access, fitted shelves.

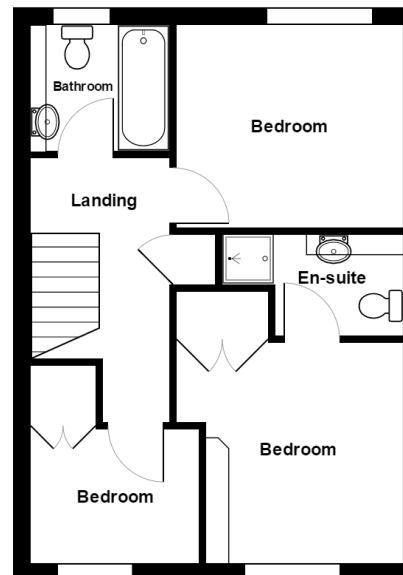
## OUTSIDE

The front of the property offers driveway parking adjacent to a well maintained lawn which includes established trees and rockery planting and the rear of the house has a private enclosed lawn and patio bordered by trees and hedges and includes a timber shed with light and power. Outside tap.





Ground Floor



First Floor

295 Valley Drive, Kendal

## Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. Thomson Hayton Winkley Estate Agents LLP is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of Thomson Hayton Winkley Estate Agents LLP do not have the same protection as those of Thomson Hayton Winkley Ltd.

# Energy Performance Certificate

A Government of Wales initiative

295, Valley Drive, KENDAL, LA9 7SJ

Dwelling type: Detached house  
Date of assessment: 28 April 2016  
Date of certificate: 29 April 2016

Reference number: 8746-7324-4360-8418-5922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 83 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,976

Over 3 years you could save: £ 1,104

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 177 over 3 years	<p>You could save £ 1,104 over 3 years</p>
Heating	£ 2,070 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 594 over 3 years	£ 226 over 3 years	
<b>Totals</b>	<b>£ 2,976</b>	<b>£ 1,872</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 85 (D)

Potential: 81 (E)

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

### Recommended measures

	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105	
2 Low energy lighting for all fixed outlets	£50	£ 108	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## DIRECTIONS

Heading south along Burton Road take the left hand turn into Oxenholme Road at the traffic lights. Turn left on to Kendal Parks Road at the next set of traffic lights and then take the second left on to Valley Drive. Then take the first right where number 295 is situated on the left hand side.

Your Local Estate Agents  
**Thomson Hayton Winkley**



**Kendal Office**  
112 Stricklandgate  
Kendal  
T. 01539 815700  
E. [kendal@thwestestateagents.co.uk](mailto:kendal@thwestestateagents.co.uk)

**Windermere Office**  
25b Crescent Road  
Windermere  
T. 015394 47825  
E. [windermere@thwestestateagents.co.uk](mailto:windermere@thwestestateagents.co.uk)



[www.thwestestateagents.co.uk](http://www.thwestestateagents.co.uk)