



167 VALLEY DRIVE, KENDAL, CUMBRIA, LA9 7SF
£350,000

MILNE MOSER
SALES + LETTINGS

167 VALLEY DRIVE
KENDAL
CUMBRIA
LA9 7SF



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GARAGE &
PARKING

OVERVIEW

With a good sized plot, ample off road parking and an outlook to trees at the rear and play park at the front, this detached home is perfect for families or professionals. A modern stylish ground floor kitchen/diner has been updated in recent years and there is a first floor lounge with doors to the pretty rear garden. Two of the three bedrooms are doubles and there is a modern ensuite and updated bathroom. The integrated garage has an additional storage/undercroft space and the front garden wraps around to the side of the house. A popular location with excellent transport links close by, Westmorland General Hospital and Asda supermarket. Heron Hill is popular with families, retirees and professionals alike and has a local shop, primary school, Heron pub and Beck Community Centre. Gas central heating and UPVC double glazing.

ACCOMMODATION

From the driveway, a UPVC double glazed door leads into the hall.

HALL

Stairs lead to the first floor and there is a ceiling light and radiator.

KITCHEN DINER

13' 8" x 18' 6" (4.16m x 5.63m) max into the bay

An L shaped kitchen with a UPVC double glazed box bay window to the front and a further UPVC double glazed window at the side. There is a pleasant outlook at the front towards trees and play park. The kitchen area is fitted with contemporary grey gloss base and wall units, pale marble effect worktops, upstands and breakfast bar. One and a half bowl stainless steel sink with





drainer, a gas hob with hood above and an electric double oven and grill. Space for a fridge freezer and plumbing for a dishwasher. There are two ceiling lights, two radiators and under unit lighting. Understairs cupboard.

LANDING

Ceiling light. Access to the boarded loft via drop down ladder. The loft has power connected.

LOUNGE

15' 11" x 10' 9" (4.86m x 3.28m) max

UPVC double glazed French doors lead to the rear garden - perfect for entertaining in summer months, and there is a further UPVC double glazed window to the side aspect. Pale marble style fireplace with living flame gas fire, wood style flooring, a radiator and ceiling light.

BEDROOM

10' 5" x 11' 9" (3.18m x 3.57m) plus door recess

UPVC double glazed window overlooking trees at the front. Two built-in double wardrobes, a dressing table and two matching bedside cabinets. Wood style flooring, a radiator and ceiling light.

ENSUITE

7' 2" x 4' 6" (2.19m x 1.36m) max

Updated in recent years, the ensuite is fully tiled and fitted with a double shower enclosure, a pedestal wash hand basin and WC. There is an illuminated mirror, an extractor, downlights fitted to the PVC clad ceiling and a chrome heated towel rail.

BEDROOM

12' 4" x 9' 3" (3.75m x 2.81m) max

Also facing the front aspect with outlook towards trees and play park, the second double bedroom has wood effect flooring, a UPVC double glazed window, ceiling light and a radiator. A built-in cupboard over the stairs has shelves and houses the hot water cylinder.

BEDROOM

6' 10" x 10' 2" (2.07m x 3.10m)

The third bedroom is at the rear of the house with view towards woodland from the UPVC double glazed window. Wood effect flooring, a ceiling light and radiator.



BATHROOM

5' 9" x 6' 11" (1.76m x 2.10m)

Fully tiled and fitted with a modern suite comprising bath with mixer above and screen plus a vanity hand basin and concealed cistern WC fitted to wood style cupboards/units. Chrome heated towel rail, downlight, PVC clad ceiling, an illuminated mirror and an extractor. Frosted UPVC double glazed window.

EXTERNAL

At the front of the house is a tarmac and gravelled driveway, the lawned garden space extends to the side of the house with steps leading up to the rear garden. The enclosed rear garden is bounded by woodland - perfect for a private aspect and bird or squirrel watching! Mostly lawned, the rear garden has shrub and flower borders, a water feature and tap.

INTEGRAL GARAGE

8' 11" x 16' 10" (2.72m x 5.12m)

Having an up and over door, power, light and tap. Wall mounted Baxi boiler.

UNDERCROFT/STORAGE

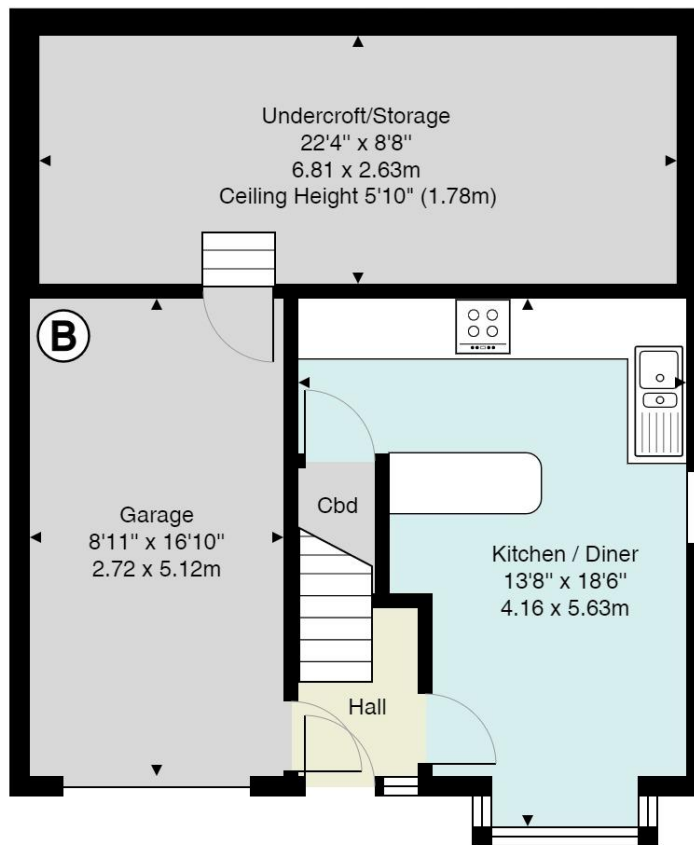
22' 4" x 8' 8" (6.81m x 2.63m) max. Max. ceiling height 5' 10" (1.78m)

A useful space, ideal for storage or hobbies, with plumbing for a washing machine, power, light and a radiator.

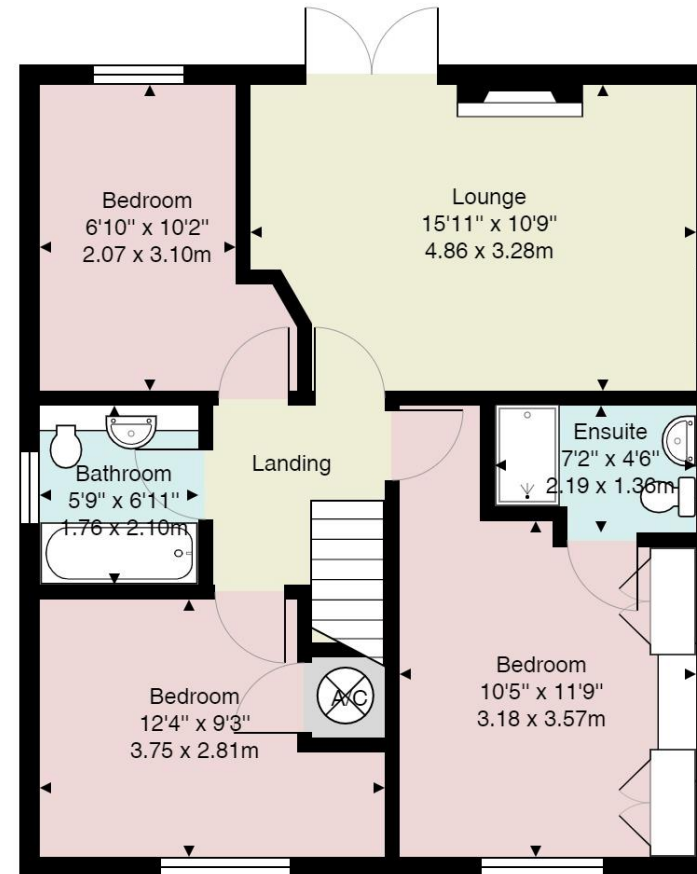
DIRECTIONS

From Burton Road, A65, pass the leisure centre and then turn sharp left at the traffic lights onto Heron Hill. Turn right onto Esthwaite Avenue by the shop and continue up and over the hill dropping down past The Heron pub and Beck Community Centre. Continue onto Valley Drive, staying left as the road splits and past Bluebell Close. The property is located to the right hand side.
what3words///patrol.once.refuse





Ground Floor



1st Floor

Approx. Total Area: 1232 ft² ... 114.5 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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