



31 VALLEY DRIVE, KENDAL, LA9 7AQ  
**£375,000**

**MILNE MOSER**  
SALES + LETTINGS

31 VALLEY DRIVE  
KENDAL  
LA9 7AQ



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GARAGE &  
PARKING

OVERVIEW

Located to the head of a cul de sac on a corner plot, this three bedroom detached house has been well maintained from new by the current owners. A lovely family home, the well balanced accommodation has a good sized lounge, separate dining room and a well fitted kitchen in the centre of the home. The bathroom has been updated in recent years and is fitted with a stylish suite and sleek tiling. Being to the corner, the property has excellent parking to the front along with storage areas and a lovely garden at the rear. The garage offers utility space as well as parking or storage.

Well located for both primary and secondary schools, access to town and public transport, the property also benefits from gas central heating and double glazing (except the garage).

ACCOMMODATION

From the block paved driveway and pretty lawned front garden, a frosted UPVC double glazed door leads into the entrance hallway.

ENTRANCE HALLWAY

A light and bright hallway with a frosted UPVC double glazed window, a radiator and ceiling light. Stairs lead to the first floor and there is a Openreach socket.

LOUNGE

10' 9" x 19' 11" (3.29m x 6.08m)

UPVC double glazed window to the front elevation and sliding doors leading to the patio at the rear. Well decorated, the lounge





has a pale marble style fire surround with living flame gas fire, two ceiling lights, a radiator and television point.

#### KITCHEN

8' 8" x 9' 11" (2.63m x 3.03m)

Being truly in the heart of the home, the kitchen has a semi open plan feel with the dining room. Fitted with cream shaker style base and wall units, breakfast bar, slate effect worktops and contemporary tiled splashbacks. Grey one and a half bowl sink with drainer, electric hob and oven and an integrated dishwasher. Radiator, ceiling light and a UPVC double glazed window overlooking the rear garden. There is a large cupboard under the stairs plus a further low level cupboard which creates a perfect recess for a fridge.

#### DINING ROOM

8' 10" x 17' 3" (2.68m x 5.27m)

UPVC double glazed window to the front aspect with view over the garden and cul de sac. Sandstone style fire surround with hearth and living flame gas fire, two wall lights and a radiator.

#### REAR PORCH

9' 1" x 5' 9" (2.76m x 1.76m) max

A useful addition and fitted with two double cupboard with sliding doors - perfect for coats and shoes, plus a further single cupboard. Gas wall heater, wood style flooring and a ceiling light. A UPVC double glazed window faces the rear aspect and there is a frosted UPVC double glazed external door.

#### STAIRS & LANDING

There is a wall light on the stairwell. Access to the loft and a ceiling light on the landing.

#### BEDROOM

9' 1" x 12' 11" (2.76m x 3.93m)

UPVC double glazed window looking towards trees and through to the railway line. Radiator, ceiling light and a television point.

#### BEDROOM

10' 7" x 9' 11" (3.24m x 3.03m) max

Also facing the rear aspect, the second double bedroom has a good range of fitted wardrobes with matching dressing table. A further built in cupboard houses the boiler. Radiator and a ceiling light.



#### BEDROOM

11' 6" x 6' 9" (3.51m x 2.07m) max

Overlooking the cul de sac, the third bedroom has overhead storage, a ceiling light and radiator.

#### BATHROOM

7' 10" x 6' 3" (2.38m x 1.91m)

A frosted UPVC double glazed window to the front elevation. A modern and stylish bathroom, fitted with a bath with shower and screen above, a semi pedestal wash hand basin and a WC. Fully tiled walls, small recessed LED lights and underfloor heating to the tiled floor. Modern vertical heated towel rail, built in cupboard with shaver point, downlights and an extractor.

#### EXTERNAL

At the front of the property is a block paved driveway with space for a number of cars. A bin store has been created at the side and the garden shed is to stay. Access at the side leads to the rear garden. Developed over many years, the rear garden has a patio close to the house - ideal for summer entertaining. Steps lead to the lower garden with mature planting, wildlife pond, flower borders and a greenhouse. Enclosed by evergreen hedging, the garden has a private feel.

#### GARAGE

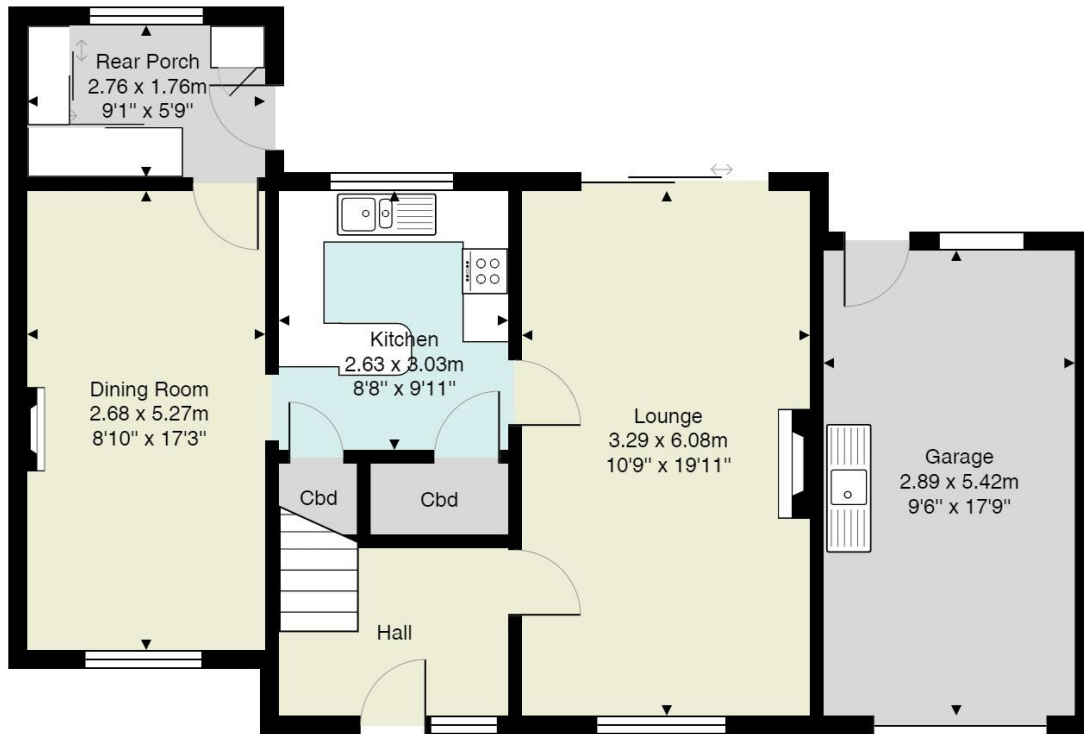
9' 6" x 17' 9" (2.90m x 5.41m)

Up and over door, rear window and pedestrian door. Stainless steel sink with double drainer, power and light. External tap on side.

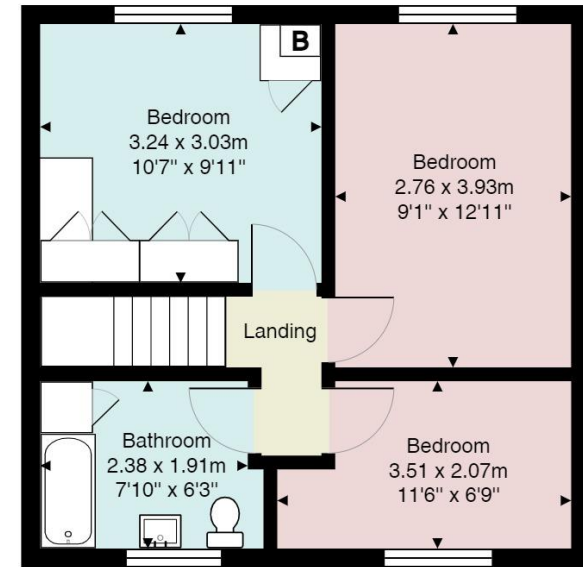
#### DIRECTIONS

Leaving Kendal on Aynam Road, keep left turning onto Lound Road and then left again onto Parkside Road. Continue past the cricket pitch and at the traffic lights, turn right onto Valley Drive. Turn left onto the numbered cul de sac following the road round to the left again with number 31 being to the far corner.  
[what3words:///stick.frame.salt](http://what3words:///stick.frame.salt)





Ground Floor



1st Floor

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, Electric, Gas and Drainage.

Tenure: Freehold. Please note there is an electricity pylon within the cul de sac and the property adjoins the Kendal to Windermere railway line

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

SALES + LETTINGS

## KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

## MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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