



## Kendal

£425,000

27 Sedbergh Drive, Kendal, Cumbria, LA9 6BJ

Welcome to 27 Sedbergh Drive, a generously proportioned and much-loved family home, proudly owned by the current family for over 40 years and now ready to welcome its next chapter. Ideally positioned in a prime residential location, the property enjoys exceptional convenience, including being just a short three-minute walk to a highly regarded local primary school. Excellent transport links provide easy access into Kendal town centre, nearby supermarkets, and beyond-making it perfectly suited for modern family living.

### Quick Overview

- Spacious detached family home
- Three bedrooms with built in storage
- Great residential location
- Open plan living dining room
- Conservatory overlooking rear garden
- Generous kitchen with dining space
- Multi fuel stove with slate hearth
- Impressive gardens
- Ultrafast broadband available
- Double garage and driveway parking



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Ultrafast  
Broadband  
Available



Double Garage &  
Driveway

Property Reference: K7253



Entrance Hall



Living Room



Living Room



Living Room

This spacious home offers outstanding practicality from the outset, with a substantial block-paved driveway providing off-road parking for up to five vehicles. Two generous garages, both equipped with electric up-and-over doors, power, and lighting, add further flexibility and storage options.

Upon entering, you are welcomed into a bright entrance hall, complete with a convenient cloakroom to the right, featuring a WC, wash hand basin, and space for coats. The home then opens into an impressive open-plan living and dining room-truly the heart of the property. A charming multi-fuel stove with slate hearth, mantle, and surround creates a warm focal point, while the dual-aspect layout floods the space with natural light from the large front window and the conservatory to the rear. The dining area provides an ideal setting for entertaining and family gatherings, flowing seamlessly through sliding glass doors into the conservatory.

The kitchen continues the home's theme of space and functionality. Well-appointed with warm wood-toned wall and base units, it features a range of integrated appliances including a Neff dishwasher, pull-out fridge, double oven, and a four-ring gas hob with concealed extractor. There is also plumbing for a washing machine and dryer, an inset sink with drainer, and a breakfast bar offering additional workspace or a relaxed spot for morning coffee. Dual-aspect windows overlook the beautifully maintained rear garden, and there is ample space for a smaller dining table.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a spacious double with fitted wardrobes and a cleverly designed media cupboard. Bedroom two is another comfortable double, enjoying views over the rear garden and benefiting from built-in wardrobes. Bedroom three is a versatile single room, ideal as a child's bedroom, nursery, or home office, and includes a useful storage cupboard. A linen cupboard on the landing houses the hot water cylinder.

The shower room has been thoughtfully adapted to provide accessible, modern living. It features a wide, walk-in shower with a full-width tray and glass screen, along with a wash hand basin, WC, and heated towel radiator. The space is finished with tiled flooring and partially tiled walls for a clean, contemporary feel.

Externally, the property continues to impress. The low-maintenance front garden is complemented by raised beds and the extensive driveway. Gated side access leads to the rear garden, where you will find a paved patio area perfect for outdoor dining, a well-kept lawn, a freestanding shed, and an attractive pergola-ideal for relaxing or entertaining. The right-hand garage also houses the boiler.

Combining space, practicality, and a highly desirable location, 27 Sedbergh Drive offers a rare opportunity to acquire a truly cherished home, ready to be enjoyed by a new family for years to come.

Accommodation with approximate dimensions

Entrance Hall

Cloakroom



Conservatory



Kitchen



Kitchen

Open plan Living / Dining Room 24' 8" x 20' 5" (7.54m x 6.23m)

Kitchen 10' 10" x 19' 9" (3.31m x 6.04m)

Conservatory 11' 2" x 11' 10" (3.41m x 3.62m)

First Floor

Bedroom One: 16' 0" x 9' 11" (4.89m x 3.04m)

Bedroom Two: 8' 11" x 12' 3" (2.72m x 3.75m)

Bedroom Three: 11' 11" x 6' 5" (3.64m x 1.96m)

Shower Room:

Garage One ( Left hand side ) 22' 2" x 9' 4" (6.78m x 2.86m)

Garage Two ( Right hand side ) 20' 9" x 9' 10" (6.35m x 3.02m)



Bedroom One

Property Information

Parking: Double garage and Driveway Parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains water and mains drainage

Council Tax Westmorland and Furness Council Tax Band: E

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

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom Two



Bedroom Three

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Shower Room



Rear Garden



Rear External



Rear Garden



Front External

#### What3Words & Directions: [///kicks.post.daring](http://kicks.post.daring)

Leaving Kendal town centre via Castle Street, continue straight ahead onto Sedbergh Road. Follow the road uphill and, at the junction opposite Rusland Park, turn left to remain on Sedbergh Road. Take the second left onto Sedbergh Drive and continue along, passing Castle Park Primary School on your left-hand side. Follow the road as it bends to the left, where number 27 can be found on the corner on the left-hand side.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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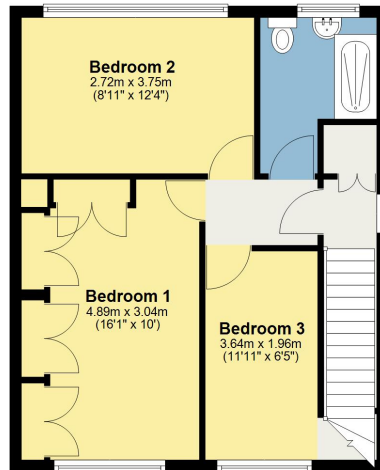
### Ground Floor

Approx. 119.6 sq. metres (1287.8 sq. feet)



### First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 166.9 sq. metres (1796.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**27 Sedbergh Drive, Kendal**

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