

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



52 Hillswood Avenue

Kendal, LA9 5BT

Offers In The Region Of £350,000



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A beautifully bespoke, reimagined bungalow, fully renovated back-to-brick, to an exceptional standard, offering contemporary living with quality craftsmanship throughout. Set within landscaped gardens, the property benefits from a private driveway, a bright sun room with an adjoining garden store, and enjoys elevated views across Kendal toward surrounding hills. Combining stylish modern interiors with a peaceful setting, this is a rare opportunity to acquire a truly turnkey home in a sought-after location.

Located in the charming town of Kendal, approached via a private driveway providing off-road parking, this fully renovated bungalow has been completely renovated and is offered in immaculate, brand-new condition, having never been lived in since the refurbishment.

Step through the front door into the beautifully appointed kitchen finished with contemporary cabinetry and quality worktops, it offers excellent storage, including a dedicated wine store, together with two appliance spaces designed to accommodate a stacked washing machine and tumble dryer. The kitchen provides direct access to the remainder of the home and has been carefully planned to combine style with everyday practicality.

To the right is the spacious lounge, a bright and inviting room, featuring engineered oak flooring with large windows framing elevated views over Kendal, creating a wonderful focal point and filling the room with natural light.

There are two well-proportioned double bedrooms, both finished to an exceptional standard with the master bedroom providing garden access via french doors. Completing this home a luxurious bathroom featuring a classic contemporary suite, walk in shower and wall-hung toilet.

Externally, the landscaped gardens have been designed for ease of maintenance and enjoyment. A delightful sun room/office provides the perfect place to relax or entertain while overlooking the garden, this could be a superb home office, with an adjoining garden store offering excellent additional storage.

Combining a high-quality, never-lived-in finish with beautifully landscaped outdoor space, private parking and far-reaching views over Kendal, this exceptional bungalow is ready to move straight into and enjoy.

Hallway

3'2" x 6'10" (0.99 x 2.09)

Kitchen

8'11" x 12'5" (2.73 x 3.79)

Lounge

9'9" x 16'2" (2.99 x 4.94)

Bedroom One

10'8" x 12'5" (3.27 x 3.79)

Bedroom Two

8'10" x 8'10" (2.71 x 2.70)

Bathroom

5'1" x 6'10" (1.57 x 2.09)

Office/Sun Room

7'8" x 12'6" (2.35 x 3.82)

Storage

7'8" x 4'10" (2.35 x 1.48)

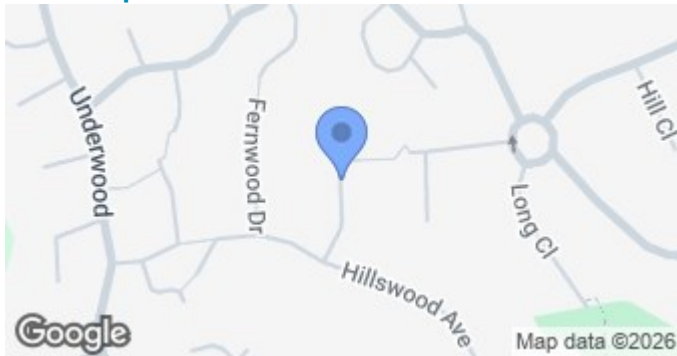


- Cul-De-Sac Location
 - Full Renovation
- Landscaped Gardens
- Re-Wire, Re-Plumb

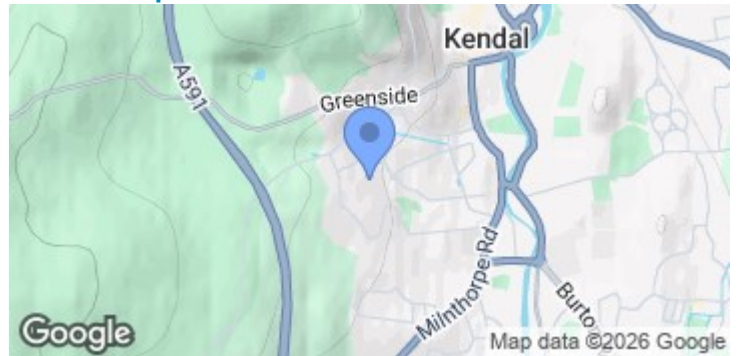
- Not Lived in Since Renovation
- Sun Room & Store to Rear
 - New Roof
- Council Tax Band - C



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	