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HERE TO GET *you* THERE



Paddock Drive

Kendal, LA9 5FJ

Offers In The Region Of £569,995

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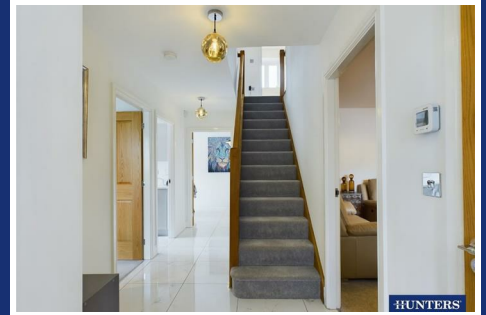
- Stylish four-bed family home
- Office
- Utility
- Family bathroom, and cloakroom
- Double garage and driveway
- Living room
- Kitchen/Diner with bi-folds
- Master ensuite
- Landscaped gardens
- EPC B

Tel: 01539 816399

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This is a beautiful four-bed family home with accommodation over two floors and a **DOUBLE GARAGE**. Built by Jones Homes and only completed in October 2023, the new owners will have the advantage of a nearly new home, on a completed development and with many internal upgrades extras and including an extensive landscaped rear garden. The accommodation comprises of entrance hall, cloakroom, living room, office, kitchen and open plan diner, and a utility, whilst on the first floor there is a master bedroom with ensuite and fitted wardrobes, two further doubles with ranges of fitted wardrobes, and a 4th double/large single room, plus a family bathroom. Outside you will find an attached double garage, a large block-paved driveway, gardens to the front and side, and a large secure rear garden, with stone wall boundaries, a large terrace, an artificial turf lawn, and various split levels.

Stonecross Meadows has been constructed over the last 4 years, and is located on the outskirts of Kendal and is well placed to take advantage of the town's amenities including shops, bars and restaurants. With easily accessed road connections to the M6 and onwards, and to the Lake District National Park. At nearby Oxenholme you can access the main West Coast Rail Line connecting the town with the major cities of Manchester, Glasgow, London and beyond.

What3Words: [hosts.mixed.audio](https://www.what3words.com/hosts.mixed.audio)

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Entrance Hall

You enter into a stylish hallway with a white tiled floor that extends through to the kitchen, into the dining room and on into the utility. You can access all the ground floor accommodation from the hallway and climb the stairs rising to the first floor with a contemporary oak balustrade and glass inset panels.

Living Room

The living room looks out to the front elevation and has plenty of space for a sofas, chairs and a television table.

Office

A great place for home working or perhaps use as a TV room or playroom.

Kitchen/Dining Room

The kitchen is fitted with a range of stylish units at wall and base level and with contrasting stone worksurfaces over. There is a breakfast bar for casual dining whilst for more formal entertaining, there is space for a large dining table and chairs. The room is flooded with natural light from the opposing elevations with a window to the front and then bi-fold doors opening onto the large rear terrace. Fitted appliances are by neff and include a built-in oven, a microwave, induction hob, with an extractor over, dishwasher, and fridge freezer. A wine cooler sits under the breakfast bar and there is an inset stainless steel sink with drainer carved into the stone surface. A superb place for entertaining with the family and friends and with blue tooth ceiling speakers.

Cloakroom

With a low level WC and pedestal wash-hand basin.

Utility

A well fitted utility with base and wall units, a sink and drainer, and space and plumbing for a washing machine. With direct access out the rear garden.

First Floor Landing

Provides access to all the first floor accommodation and with a storage cupboard housing the hot water cylinder.

Master Bedroom

Fitted with a range of wardrobes with sliding doors with a mirror front and containing ample space for hanging clothes and shelving.

Ensuite

A fully tiled suite comprising of a wall hung sink and vanity unit, low level WC, towel rail, and walk in shower enclose

Bedroom Two

A double room with fitted wardrobes with a mirror front.

Bedroom Three

A third double, once again with fitted robes and mirror front.

Bedroom Four

Large enough for a double bed if required or perhaps for use as a playroom or nursery.

Family Bathroom

With a four-piece suite comprising of a bath with side panel, a shower enclosure, wall-hung vanity wash hand basin, and a low level W.C. Attractively tiled and with a heated towel rail.

Double Garage

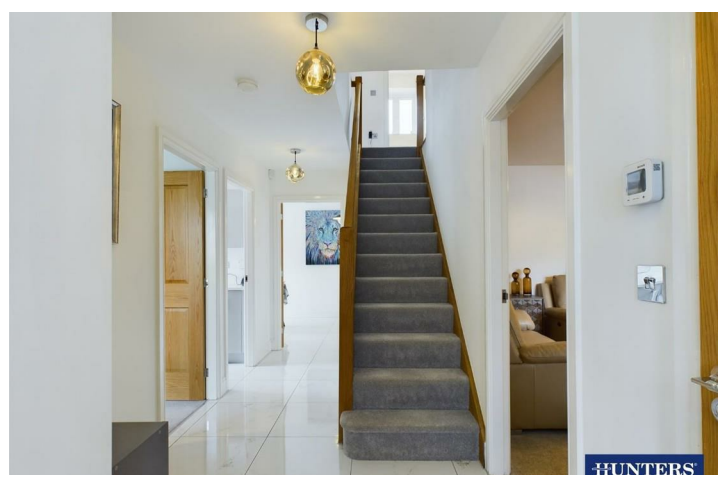
With an electric up and over door controlled by a fob, and with light, power, and pedestrian access to the rear garden.

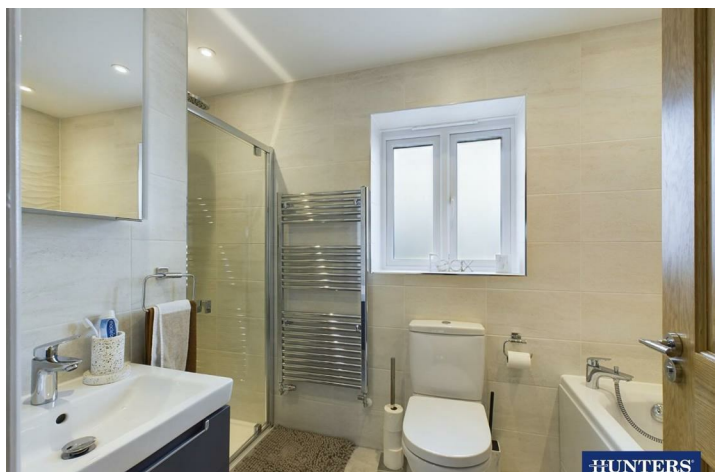
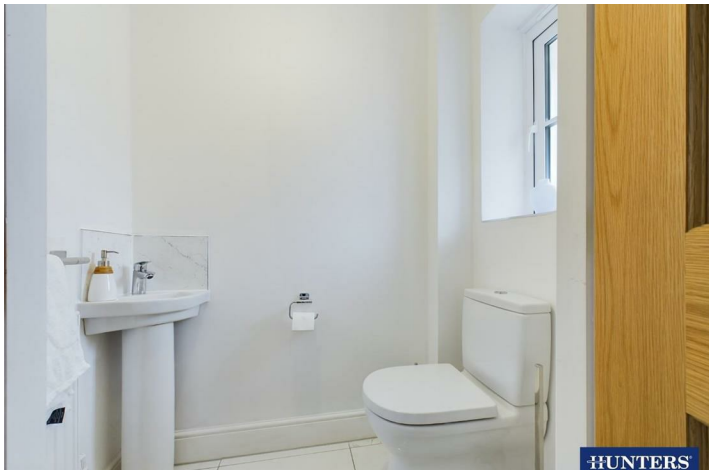
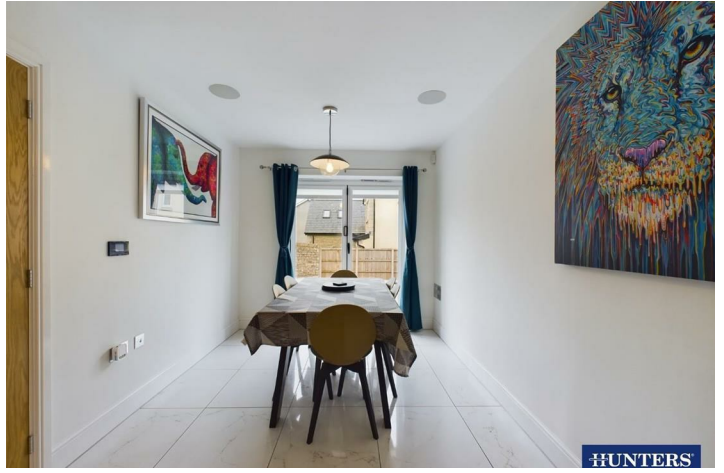
Driveway

A generous, block-paved space with plenty of room for parking two or more vehicles.

Gardens

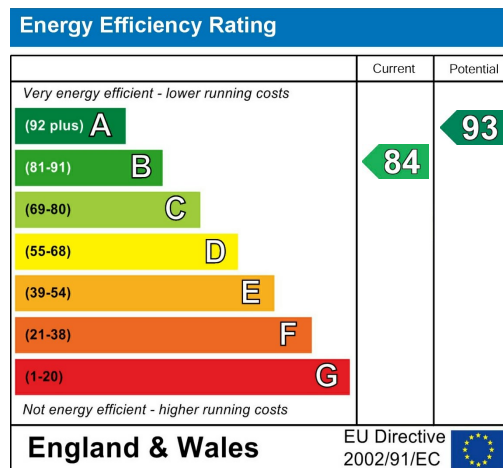
With the property being located on a corner, the plot is larger than most and the current owner has invested in hard landscaping, creating a secure rear garden with split levels including a terrace leading from the kitchen bi-folds, seating areas, and an artificial turf lawn. This all keeps maintenance to a minimum and there are glimpses of rural views and hills in the distance. The front is edged with a low hedge and gravel beds.







Energy Efficiency Graph



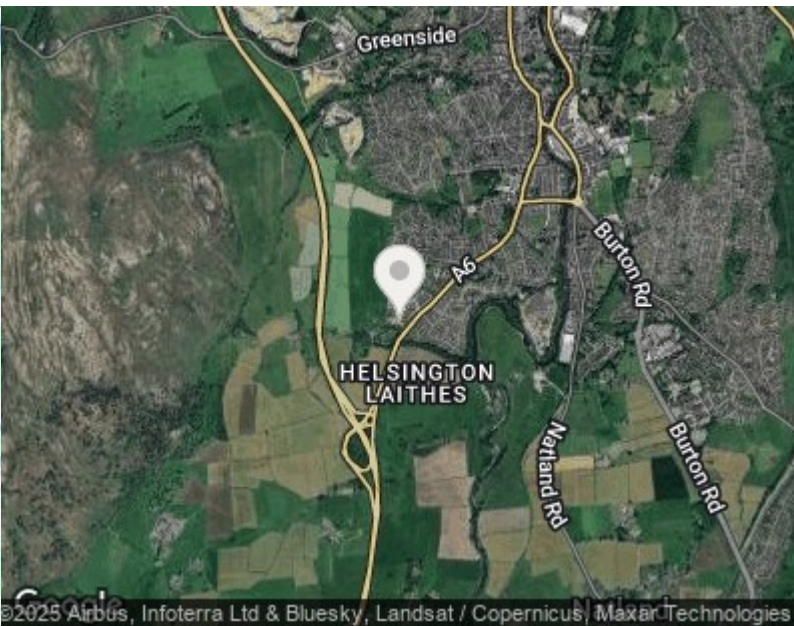
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1701.77 ft²
158.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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