

HUNTERS®

HERE TO GET *you* THERE



Paddock Drive

Kendal, LA9 5FH

Guide Price £380,000



- Three Bed Detached Home
- Many Upgrades from New
- Master Bedroom is Ensuite
- Bifold Doors from the Living Room to the Garden
- Balance of 10 Year New-build Guarantee
- Beautifully Presented
- Landscaped Gardens
- Stylish Kitchen and Diner
- Garage and Off-Road Parking
- Council Tax Band D

Tel: 01539 816399

Paddock Drive

Kendal, LA9 5FH

Guide Price £380,000



Call Hunters to View! This is an exceptional three bed detached home on the recently constructed Stonecross Meadows development built by Jones Homes. Viewers will be struck instantly by how bright and light the house is, with most rooms having windows on dual elevations allowing natural light to flood in, creating welcoming spaces in all the rooms.

There are many advantages of buying 'nearly' new over reserving a plot and these include speed of ownership and the major snagging has already been done. And this property comes fitted with a number of upgrades over similar newbuild options with a premium Amtico floor running through the entrance hall and kitchen, fully tiled elevations and floors in all the bathrooms, top quality sanitaryware from Villeroy and Boch, and high end appliances from Neff in the kitchen.

And then there are the gardens! These have been beautifully landscaped and planted by the current owners. In the rear garden you will find with well stocked borders with maturing specimen trees and shrubs and top quality slabs creating a wonderful patio and seating area to sit in and enjoy the sun. You connect effortlessly with the interior through the bifold doors into the living room, bringing the outside in and vice-versa. You will also have a pretty lawn and planting to the front garden, and for the most ardent gardening enthusiasts there is a long side garden waiting to be planted and enjoyed.

In summary the accommodation comprises of; entrance hall, cloakroom with WC, living room, and a statement kitchen and dining area, whilst to the first floor you will find a two double bedrooms with the master being ensuite, a single room, and a family bathroom.

For parking there is a block-paved driveway capable of accommodating two cars, and an attached garage. You also have the newbuild guarantee in place until 2030. A wonderful house on a popular estate on the outskirts of Kendal and to be found just off Milnthorpe Road.

Tel: 01539 816399

Entrance Hall

A welcoming hallway providing access to all the ground floor accommodation and the stairs rising to the first floor.

Cloakroom

5'4" x 2'8" (1.63m x 0.83m)

With a WC and wash-hand basin.

Living Room

19'2" x 10'2" (5.85m x 3.12m)

Through the engineered oak door (which run throughout the property) lies a room full of light from the bay window to the front elevation and the bifold doors to the rear connecting with the garden.

Kitchen/Diner

19'6" x 13'5" (5.96m x 4.10m)

A space made for entertaining and dining with family and friends. Again, flooded with light from the windows to the opposing elevations, and with quality fitted kitchen cabinets at wall and base level and with a beautiful quartz stone work-surface running over. Equipped with high end appliances including an induction hob with extractor fan over, an electric oven, undercounter fridge and freezer, dishwasher, wine cooler, and inset bowl and drainer. There are separate units in a niche where you will find space and plumbing for a washing machine.

The dining area is separated from the kitchen via a peninsular unit and there is space for a family sized dining table and chairs. You will find built in ceiling speakers with Bluetooth connection making this a wonderful social space and the heart of the home.

First Floor Landing

Accessed from the stairs rising from the hallway and with an attractive oak balustrade

Master Bedroom

11'9" x 6'10" (3.59m x 2.10m)

A double bedroom with fitted wardrobes and an ensuite.

Ensuite

6'2" x 5'6" (1.88m x 1.69m)

A luxurious bathroom with tiling to all the elevations and floor and with a shower cubicle with rainfall shower head, a WC, and a wall hung wash-hand basin set in a vanity unit. You will also find an illuminated mirror with shaving point.

Bedroom Two

10'0" x 8'10" (3.05m x 2.71m)

With windows to the front and side elevations, this double bedroom is basked in daylight.

Bedroom Three

7'3" x 6'9" (2.21m x 2.08m)

A single bedroom, ideal for a nursery or younger child, maybe as an office or a dressing room.

Family Bathroom

7'2" x 5'10" (2.20m x 1.80m)

Finished in the same style as the ensuite, but with a bath and shower over, WC, a wall-hung wash-hand-basin set in a vanity unit, and an illuminated mirror with shaver point.

Attached Garage

16'8" x 6'6", 209'11" (5.09m x 2.64m)

There are only four of this style of detached house on Stonecross Meadows and this property uniquely has an attached garage with an electrically powered up and over door. This could offer extension potential for the future by conversion into a habitable room, subject of course to planning consent. In here you will find light and power.

Parking

A block paved drive providing ample parking and access to the garage.

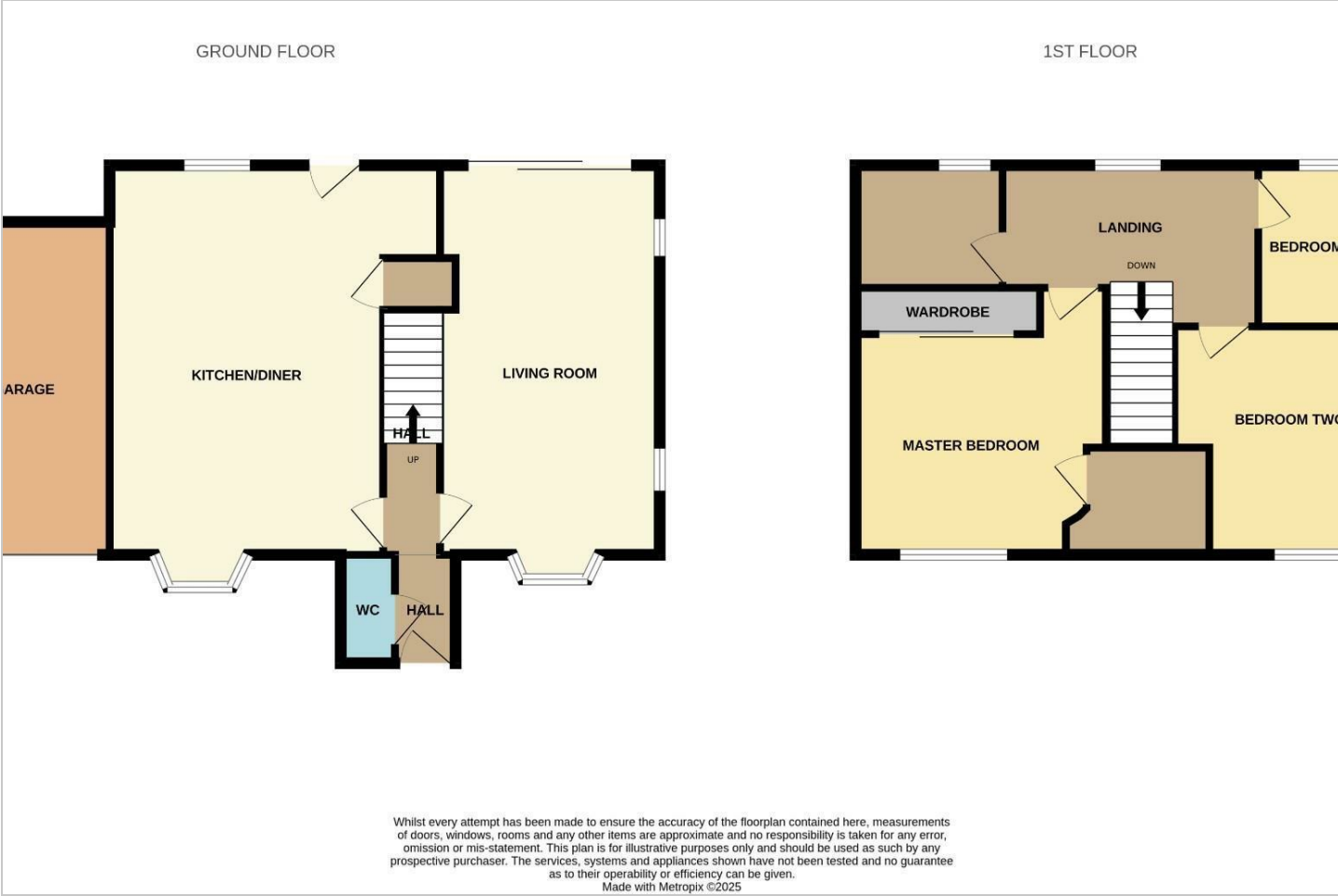
Landscaped Gardens

Gorgeous gardens wrap round three sides of the property. The back garden is a treat with attractive patio and seating areas and deep planted borders with specimen trees and shrubs. The front garden is attractive and enhanced the kerb appeal of this lovely home, and there is long side garden too.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

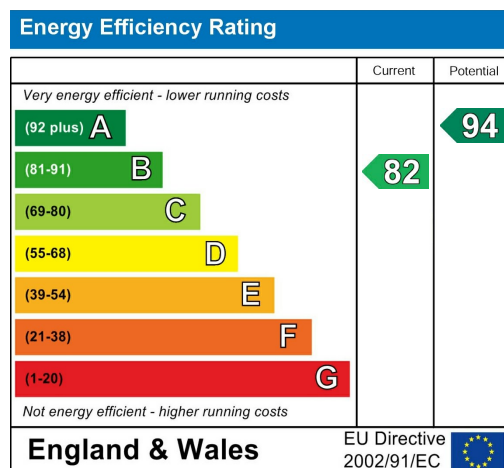
Floorplan







Energy Efficiency Graph



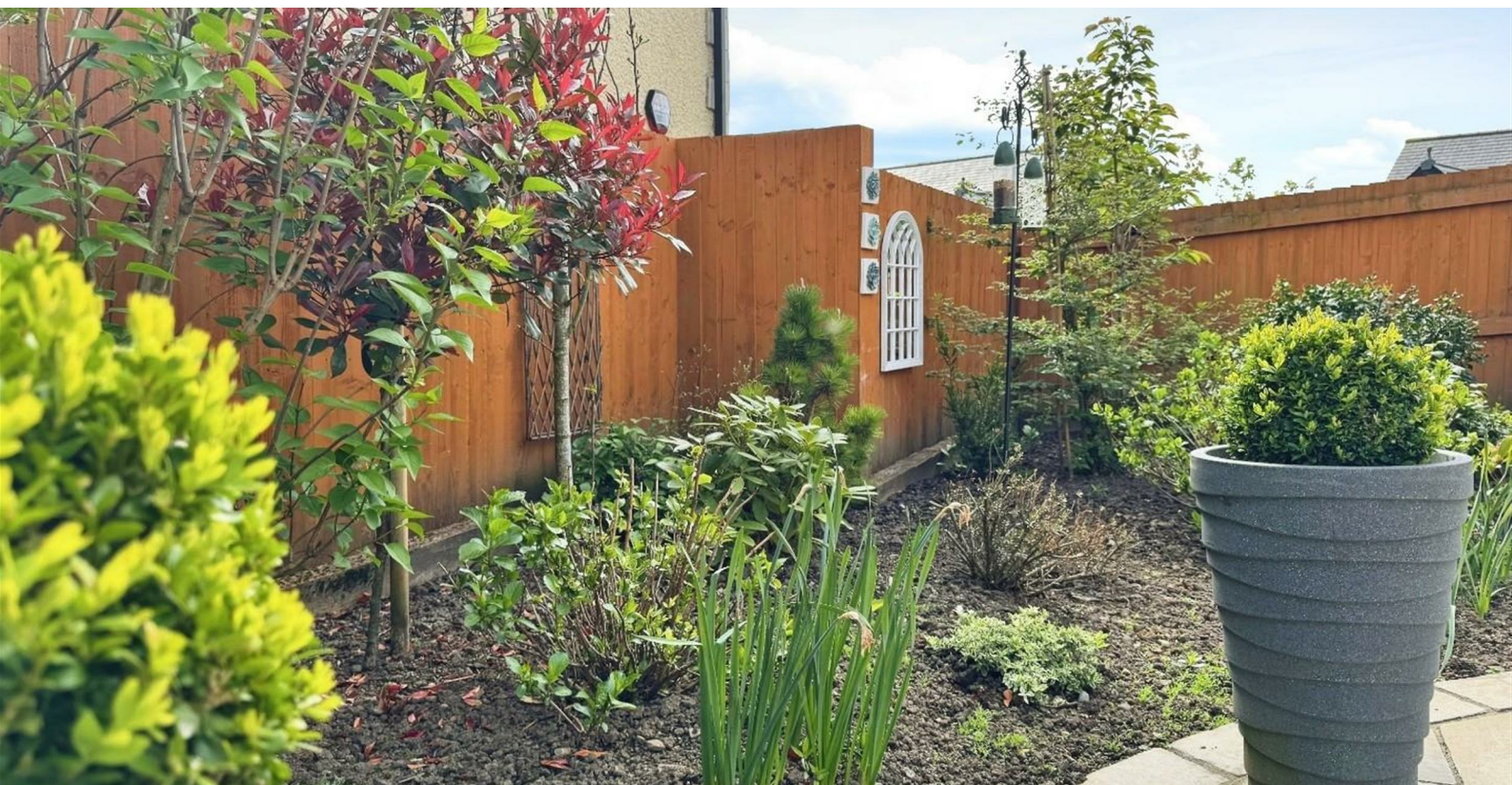
Viewing

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





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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

