



2 Goldfinch Drive, Natland

£425,000



2 Goldfinch Drive

Natland, Kendal

Occupying a pleasant corner position on a popular modern development, this attractive detached home offers well presented accommodation, excellent outside space and a versatile layout ideally suited to modern family living. The property enjoys an east facing frontage with views towards The Helm and is conveniently located for Kendal town centre, local amenities and transport links.

The accommodation begins with a welcoming entrance hall leading through to a bright sitting room. The ground floor benefits from attractive Amtico flooring throughout, enhancing both the practicality and contemporary feel of the living space. To the rear of the property, the spacious dining kitchen provides an excellent hub for everyday living, and doors opening directly onto the garden, creating an ideal space for entertaining and family life. The kitchen benefits from integrated Bosch appliances and a useful pantry cupboard complete with power and lighting. A ground floor WC adds further convenience.

To the first floor are three double bedrooms, including a principal bedroom benefitting from an en suite shower room. The remaining bedrooms are well proportioned and are served by a family bathroom, creating flexible accommodation.

Externally, the enclosed rear garden offers a combination of lawn and paved seating areas, providing plenty of space to relax and enjoy the outdoors. A particular feature is the substantial detached outbuilding, complete with power and lighting, currently utilised as a gym and workshop. Driveway parking and an EV charging point further enhance the property's appeal.

With approximately eight years remaining on the NHBC warranty.

- Modern detached family home occupying a pleasant corner position
- Bright sitting room with outlook towards The Helm
- Spacious dining kitchen with integrated Bosch appliances
- Useful pantry cupboard with power and lighting
- Three double bedrooms
- Principal bedroom with en suite shower room
- Family bathroom and ground floor WC
- Substantial detached outbuilding with power and lighting
- Enclosed rear garden with lawn and patio seating areas
- Driveway parking, EV charging point and approximately 8 years remaining on the NHBC warrant

WHAT3WORDS:///poster.icon.looks

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





HALLWAY

18' 3" x 6' 6" (5.57m x 1.98m)

LIVING ROOM

12' 10" x 10' 7" (3.91m x 3.22m)

KITCHEN

17' 7" x 8' 5" (5.37m x 2.57m)

WC

5' 10" x 5' 1" (1.79m x 1.55m)

LANDING

6' 8" x 3' 3" (2.03m x 0.99m)

BEDROOM

12' 2" x 9' 7" (3.71m x 2.91m)

EN SUITE

6' 7" x 5' 1" (2.00m x 1.56m)

BEDROOM

11' 1" x 8' 5" (3.37m x 2.57m)

BEDROOM

10' 1" x 8' 9" (3.07m x 2.66m)

BATHROOM

7' 4" x 6' 1" (2.23m x 1.85m)

GARDEN / HOBBY ROOM



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING B

COUNCIL TAX BAND currently **Band D**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

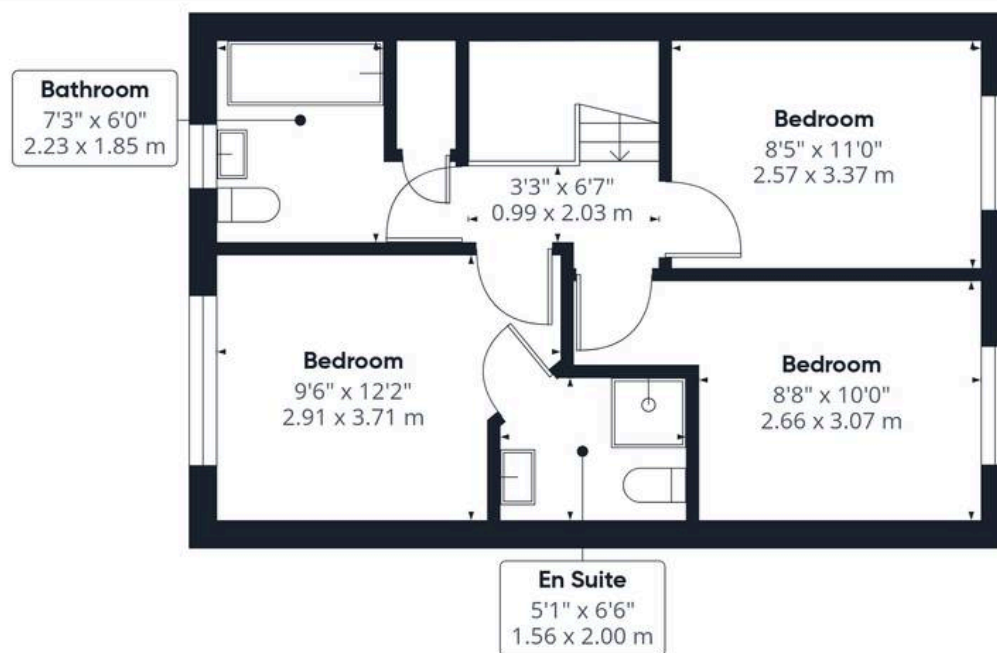
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

876 ft²

81.4 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.