



44 Greenside, Kendal

Kendal

Guide Price £675,000

## 44 Greenside

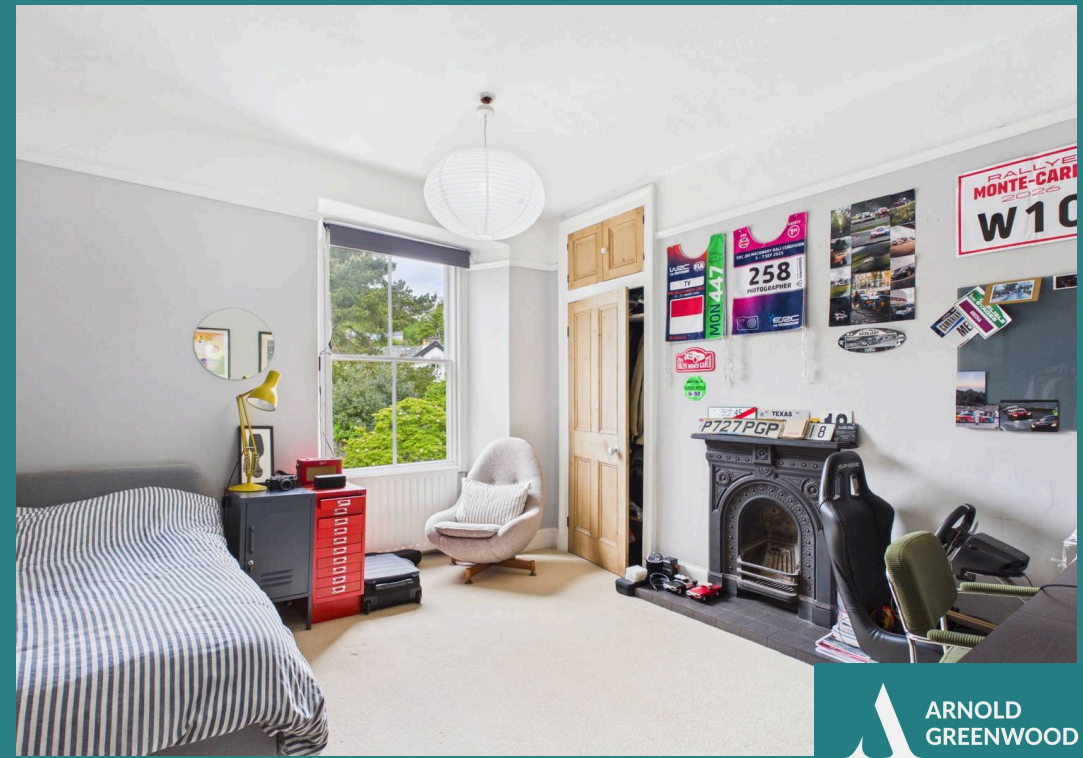
Kendal, Kendal

This exceptional four-bedroom, two-bathroom semi-detached house blends timeless period features with contemporary elegance, offering beautifully proportioned family living across a versatile layout. Step inside to discover an elegant hallway adorned with ornate ceiling mouldings and period features setting the tone for the charming interiors beyond. The two spacious reception rooms are filled with natural light from large windows that highlight the high ceilings, decorative fireplaces, and intricate ceiling roses. These living areas feature rich wood flooring and elegant period details, seamlessly flowing into open plan spaces perfect for entertaining or relaxed family life.

The heart of the home lies in the stylish, open plan kitchen and dining room. Modern kitchen units, sleek integrated appliances, and beautiful herringbone wood flooring are accentuated by abundant natural light from skylights and garden-facing windows. A wood burning stove adds warmth and character, while glass doors provide seamless access to the landscaped rear garden, creating a true indoor-outdoor living experience. Upstairs, the four generously sized bedrooms are enhanced by skylights and large windows, offering comfort and tranquillity. The bathrooms showcase luxurious features such as freestanding bath-tub, walk-in showers, and elegant parquet flooring, providing a serene retreat with a blend of vintage and modern aesthetics.









**GARDEN**

Generous mature garden with patio seating areas and far reaching views

**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space

**ON STREET**

1 Parking Space





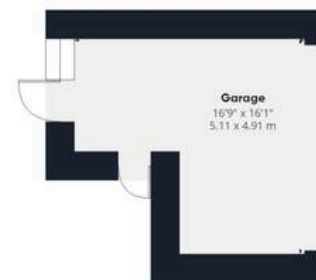
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2091 ft<sup>2</sup>  
 194.3 m<sup>2</sup>

Reduced headroom

136 ft<sup>2</sup>  
 12.7 m<sup>2</sup>

(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



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

[kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk)

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

