

12 Paddock Drive, Kendal

£400,000

Your Local Estate Agents ThomsonHaytonWinkley



12 Paddock Drive

Kendal

Occupying a corner plot in a sought after residential location, this home is a well presented detached home offering comfortable, ready-to-move-into accommodation, together with generous parking and a detached garage. The property is conveniently positioned for access to the dual carriageway, with Kendal town centre just a short drive away.

The ground floor is thoughtfully arranged, with a welcoming entrance leading to a useful WC and spacious living room. Bifold doors open directly from the living room onto the rear garden, creating a lovely connection between the indoor and outdoor space. The modern kitchen/diner provides a sociable setting for everyday dining, with a pantry offering useful additional storage.

Upstairs, a spacious landing leads to three bedrooms, comprising two doubles and a single room which could also lend itself to use as a home office, nursery or hobby room. Both double bedrooms benefit from fitted wardrobes, with the principal bedroom also enjoying its own en-suite shower room. A separate bathroom serves the remaining accommodation.

Outside, the corner plot provides an enclosed rear garden, featuring a lawn and patio seating area, while a further area to the front adds to the property's kerb appeal. The driveway offers parking for three to four vehicles and leads to a detached garage, completing a home that combines well presented accommodation with practical outside space and excellent convenience.

- Well presented detached home on a corner plot in a sought after Kendal location
- Spacious living room with bifold doors opening onto the rear garden
- Modern kitchen/diner with under stairs pantry
- Ground floor WC
- Two double bedrooms, both with fitted wardrobes, including a principal bedroom with en suite shower room
- Further single bedroom, ideal as a home office, nursery or hobby room
- Modern bathroom serving the remaining accommodation
- Enclosed rear garden with lawn and patio seating area
- Driveway parking for three to four vehicles and detached garage
- Convenient position with easy access to the dual carriageway and a short drive into Kendal town centre

WHAT3WORDS:///sock.mount.mini
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









ENTRY
10′ 0″ x 3′ 3″ (3.06m x 0.99m)

KITCHEN
17′ 9″ x 10′ 2″ (5.41m x 3.11m)

LIVING ROOM
17′ 9″ x 10′ 1″ (5.41m x 3.08m)

WC
5′ 1″ x 2′ 10″ (1.54m x 0.86m)

LANDING
9′ 5″ x 5′ 10″ (2.86m x 1.79m)

BEDROOM
11′ 8″ x 10′ 4″ (3.56m x 3.14m)

EN SUITE
5′ 10″ x 5′ 7″ (1.79m x 1.69m)

BEDROOM
10′ 0″ x 10′ 0″ (3.06m x 3.05m)

BEDROOM
7′ 5″ x 6′ 9″ (2.25m x 2.05m)

BATHROOM
7′ 1″ x 5′ 9″ (2.15m x 1.76m)

GARAGE
19′ 3″ x 9′ 7″ (5.88m x 2.91m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING B

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

IDENTIFICATION CHECKS
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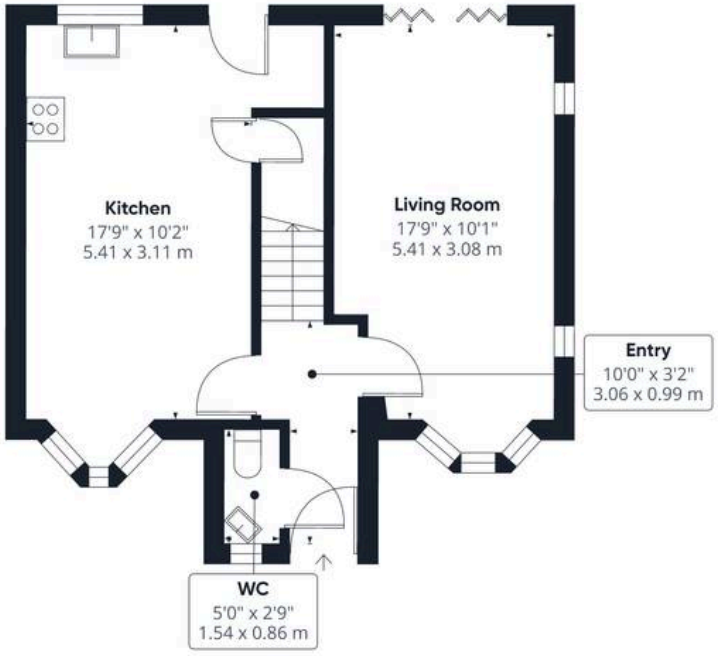




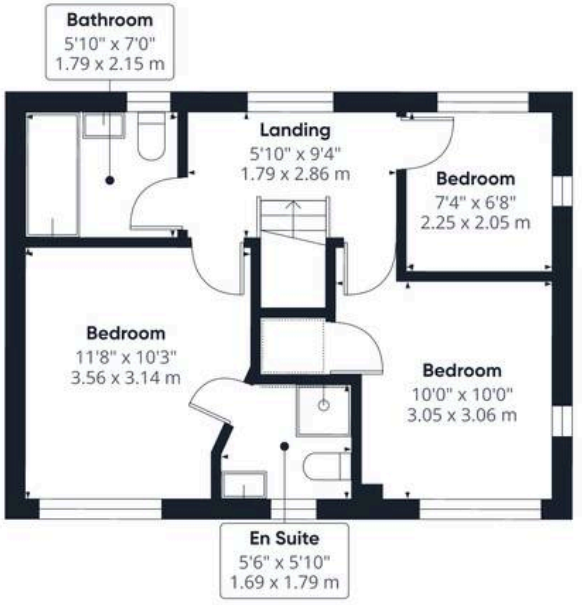

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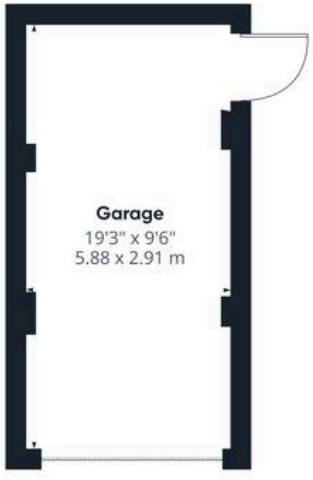




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1040 ft²

96.5 m²

(1) Excluding balconies and terraces

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

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