



Paddock Drive

Kendal, LA9 5FH

Guide Price £380,000



- Four Bed Town House
- Accommodation over Three Floors
- Enclosed, Landscaped Rear Garden
- Master Bedroom is Ensuite
- Popular Development on Fringes of Kendal Town Centre
- An Ideal Family Home, Built in 2020
- Integral Garage
- Elevated Position Provides Long Views
- Juliet Balcony in the Lounge
- Council Tax Band D

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A four bed town house, ideal for families and located towards the head of a cul-de-sac on the popular Jones Homes development on Milnthorpe Road heading out of Kendal. Completed in 2020 and with an attractive stone frontage, the accommodation is arranged over three floors and comprises of; entrance hall, ground floor cloakroom, double bedroom and utility room, then on the first floor there is a large living room and a kitchen/diner, and the top floor has the master ensuite, two further bedrooms and the family bathroom.

There is a landscaped rear garden accessible from the kitchen/diner at first floor level, and an integral garage with pedestrian door into the entrance hall. The property is double glazed and gas centrally heated, and for added safety and peace of mind it is fitted with a fire sprinkler system throughout.

The Paddock Drive development is a 6 minute drive into Kendal town centre with the town lying on the edge of the breathtaking Lake District National Park. It is a vibrant and historic market town, often referred to as the "Gateway to the Lakes". The town is packed with independent boutiques, cafés and traditional pubs, complemented by well-known high street names. Cultural life flourishes at the renowned Brewery Arts Centre, offering theatre, cinema, live music and creative workshops throughout the year.

Families are drawn to Kendal for its respected schools, strong sense of community and excellent leisure facilities. Outdoor enthusiasts are equally well served, with scenic walking and cycling routes along the River Kent and easy access to nearby fells, lakes and countryside.

Well connected yet wonderfully tranquil, Kendal benefits from strong transport links via the M6 motorway and Oxenholme Lake District railway station, providing direct services to Manchester and London.

Entrance Hall

You step into the house via a composite door that leads into the ground floor entrance hall. Here you will find a cupboard for storing away shoes and coats and the hall provides access to bedroom one, the utility, the cloakroom and there is a pedestrian door leading into the garage.

Cloakroom

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

Bedroom One

With natural light coming in from a high-window and with plenty of space for a double bed. The room offers flexible use, either as a permanent or occasional bedroom, a play of hobbies room, or maybe as a home office.

Utility Room

The utility room has a range of cabinets at wall and base level and with contrasting worksurfaces running over. A stainless steel sink is counter sunk and there is undercounter space and plumbing for a washing machine and space for a condensing dryer.

First Floor Landing

Reached from the stairs rising from the entrance hall and providing access to the kitchen/diner and the living room.

Kitchen Diner

The kitchen is fitted with a range of grey gloss units at wall and base level and with a light grey work surface running over. Integral appliances include a 4-ring gas hob with an extractor fan over, an eye level electric oven and a microwave, a tall fridge freezer and a stainless steel sink and drainer. There is undercabinet lighting and you will find the gas fired boiler tidily boxed away in one of the cabinets.

The dining end of the kitchen has plenty of space for a family sized dining table and chairs and it sits alongside French doors that lead to the rear garden. The whole area is flooded with natural light creating a wonderful place for dining and socialising with family and friends,

Living Room

The living room is 'L' shaped allowing for different configurations depending on your needs. To the front elevation there is a window and a separate Juliet balcony, and being elevated there are long views over rooftops and onwards to the hills. The room could easily accommodate a lounge area and separate dining space, or perhaps used as a place for younger children to play alongside a relaxing seating area to sit and watch TV.

Second Floor Landing

The turning staircase that runs from the ground floor then

leads to the top floor of the property and access the remaining bedrooms and a family bathroom.

Master Bedroom

The master bedroom is a large double with fitted mirror fronted wardrobes and long views from the window to the front elevation. Has the benefit of its own ensuite.

Ensuite

A lovely bathroom with fully tiled elevations and floor, a shower cubicle with thermostatic shower, a pedestal wash-hand basin and a low level WC. There is a chrome towel rail and an illuminated mirror and cabinet.

Bedroom Three

The third double bedroom looking out over the rear garden, with plenty of space for a double bed and storage furniture.

Bedroom Four

The fourth bedroom is a single and makes for a great nursery room, or maybe a dressing room or study.

Family Bathroom

Another fully tiled bathroom comprising of a bath with side panel with thermostatic shower over and with a glass side panel, a low level WC, and a pedestal wash-hand basin. There is a chrome towel rail and an extraction fan.

Integral Garage

Rear Garden

The rear garden is a safe, fully enclosed space ideal for the family and pets. The current owners have had the garden landscaped with raised planting area to the borders with attractive stone walls and inset seating benches that have useful underseat storage. An artificial lawn makes the space low maintenance and there is a large patio area offering ample seating space for outdoor furniture. A side path and steps lead down to the street level.

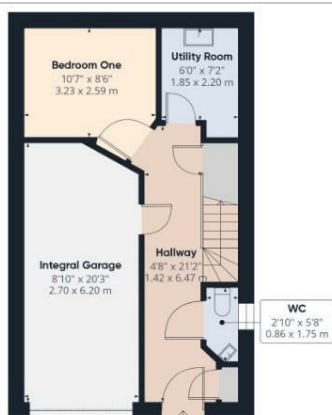
Driveway

There is double, side-by-side parking to the front on the block paved drive and to the side is a planted bedding area with a beautiful multi stem birch tree. Vehicular access to the garage is provided by an up-and-over door.

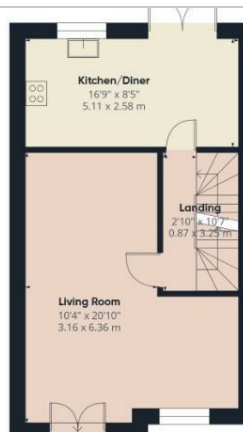
AML Disclosure

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Floorplan



Ground Floor



Floor 1



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Approximate total area^(a)

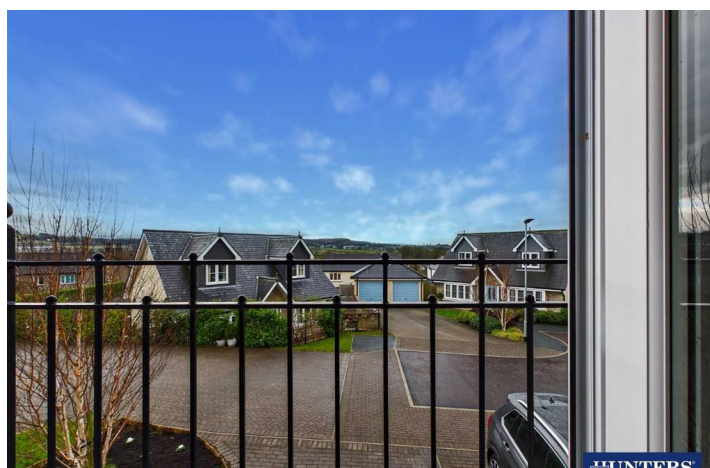
1369 ft²

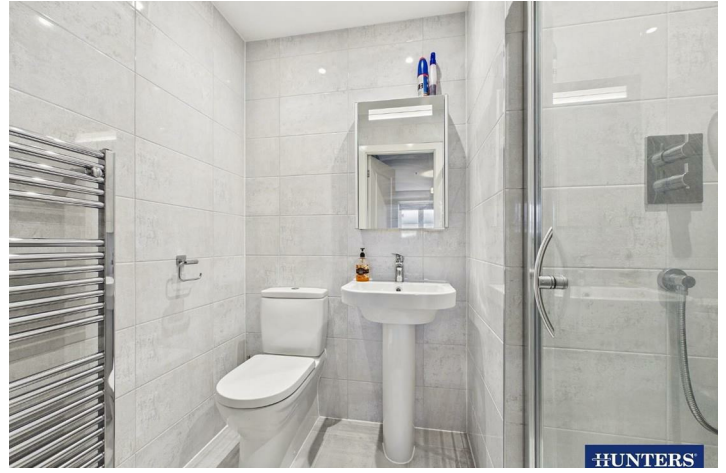
127.1 m²

(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.

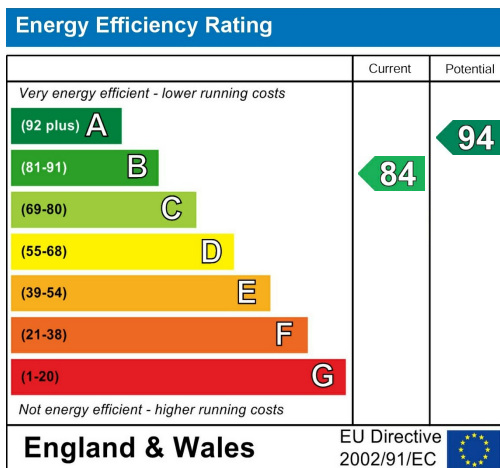
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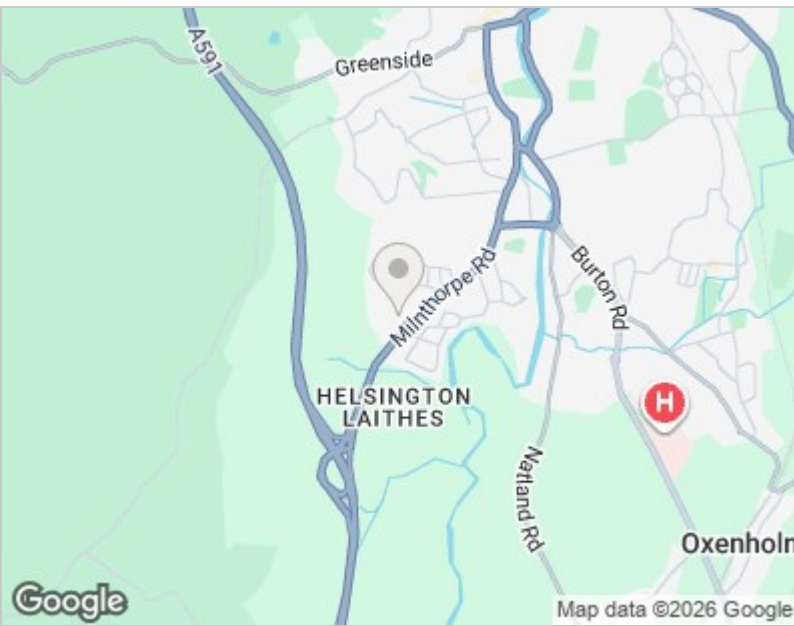
Energy Efficiency Graph



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.

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