



Kendal

£425,000

24 Riverdale Court, Kendal, Cumbria, LA9 7LQ

Nestled within an exclusive and highly sought-after enclave off Natland Road, 24 Riverdale Court presents a rare opportunity to acquire a beautifully appointed three-bedroom semi-detached home, enjoying a peaceful and picturesque setting with delightful rear aspect views across the River Kent. Forming part of an intimate, select development constructed in the early 2000s, properties within this prestigious cul-de-sac don't often come to market, adding to its desirability and sense of community.

Ideally positioned on the southern fringes of Kendal, the property offers excellent access to a wide range of local amenities, including supermarkets, leisure facilities, schools, and a post office, while Oxenholme mainline railway station and Junction 36 of the M6 are both within easy reach, making it perfect for commuters.

Quick Overview

- Exclusive cul-de-sac development
- Three bedroom semi detached home
- Stunning rear aspect over the River Kent
- Spacious dining kitchen
- First-floor living room with balcony
- Principle bedroom with en-suite
- Landscaped rear garden
- Great access to amenities
- Ultrafast broadband available
- Integral garage and driveway parking



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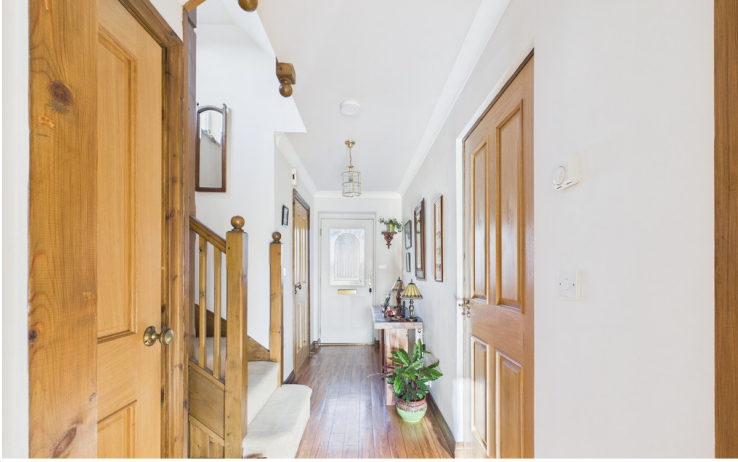


Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: K7282



Entrance Hall



Kitchen



Kitchen



Dining Area

The accommodation is thoughtfully arranged over three floors and begins with a welcoming entrance hall featuring attractive wooden flooring. To the right is a convenient cloakroom fitted with a WC and pedestal wash hand basin, while to the left internal access leads to the integral garage. The garage has been cleverly adapted to incorporate work surfaces and plumbing for a washing machine and dryer, creating a highly functional utility space, complete with power, lighting, shelving and an electric up-and-over door. A useful understairs storage cupboard sits off the hallway, housing the boiler.

To the rear of the property lies the heart of the home, a stunning dining kitchen bathed in natural light from glazed patio doors that open onto a composite decking area. This inviting space enjoys serene views over the garden and River Kent beyond. The kitchen is fitted with wall and base units as well as integrated appliances, including an AEG oven, five-ring gas hob with concealed extractor, dishwasher and fridge freezer. Finishing touches such as under unit lighting and a built in wine rack add a touch of refinement and practicality.

Ascending to the first floor, the impressive living room takes full advantage of the elevated river views, with glazed doors opening onto a balcony with sleek glass balustrades, an ideal spot to relax and unwind. A decorative fireplace with tiled surround and dark wood mantel provides an attractive focal point. Also on this floor are two bedrooms and the house bathroom. Bedroom two is a well proportioned double with a front aspect, while bedroom three offers flexibility as a single bedroom or home office. The bathroom is well appointed with tiled flooring, a panelled bath with handheld shower, vanity wash hand basin, WC and a heated towel radiator. A storage cupboard on the landing houses the hot water cylinder and provides useful linen storage.

The second floor is dedicated to the principal bedroom suite, a spacious and tranquil double room enjoying elevated rear views. It benefits from two built in wardrobes and a modern en-suite shower room comprising a shower cubicle, WC, pedestal wash hand basin, heated towel radiator, tiled flooring and a Velux window.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped for low maintenance, featuring a composite deck with awning overhead, perfect for outdoor dining, alongside rockery borders and a useful external store for garden equipment. To the front, there is a block paved driveway, integral garage and an additional allocated parking space, with side access leading to the rear garden.

This exceptional home combines modern living with a peaceful riverside setting, making it a truly unique offering within the Kendal market.

Accommodation with approximate dimensions:

Ground Floor



Rear Aspect



Living Room



Bedroom Two



Bedroom Three



House Bathroom



Bedroom One

Entrance Hall:

Cloakroom

Dining Kitchen:

Garage:

First Floor

Living Room:

Bedroom Two:

Bedroom Three:

House Bathroom

Second Floor

Bedroom One:

En Suite Shower Room

Property Information

Parking:

Garage & Driveway Parking plus 1 x additional allocated space

Tenure: Freehold

A service charge of £15 per month is payable to Rowan Management for the maintenance of communal areas, including painting, railings, and block paving.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Services:

Mains gas, mains electricity, mains water and mains drainage.

Council Tax:

Westmorland and Furness Council Tax Band: E

Viewings:

Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 01539 729711



Bedroom One



En Suite Shower Room



Rear Aspect



Rear External



Rear External

What3Words & Directions: [///gaps.spoken.mouth](http://gaps.spoken.mouth)

Leaving Kendal town centre via Aynam Road, continue onto Lound Road heading towards the roundabout opposite to Kirkbie Kendal School. At the roundabout, take the second exit onto Natland Road and proceed for approximately 0.7 miles. Turn right into Riverdale Court, follow the road around to the right-hand side, and number 24 can be found at the end on the left-hand side.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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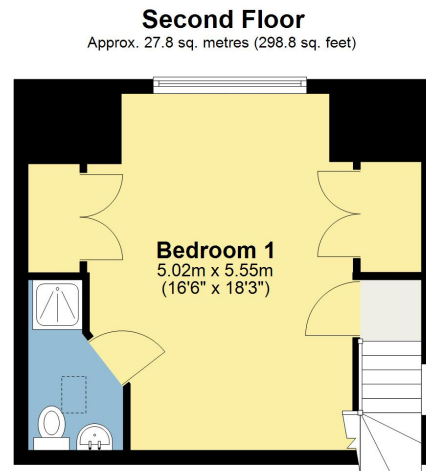
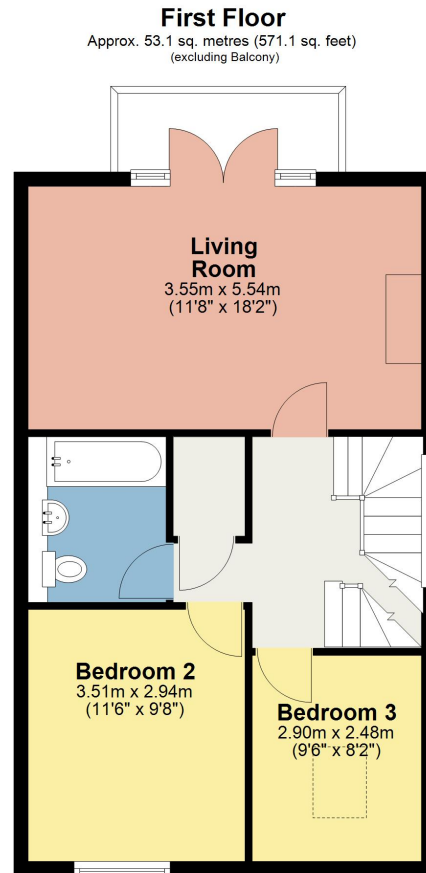
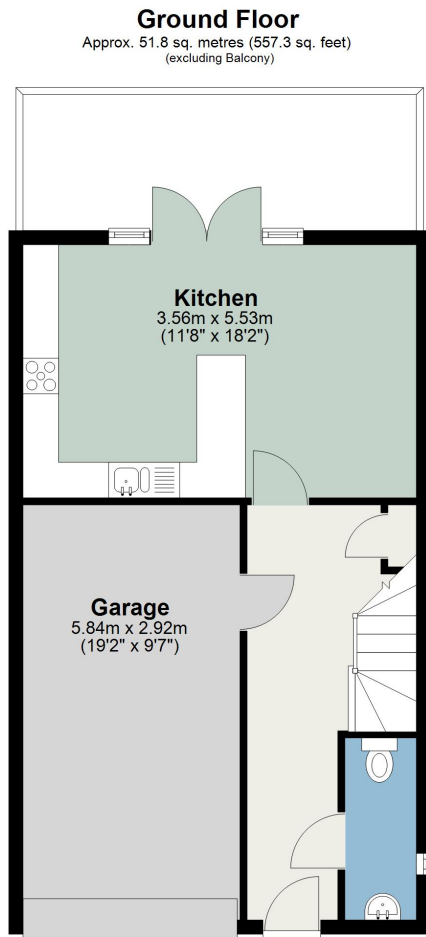


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Total area: approx. 132.6 sq. metres (1427.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

24 Riverdale Court, Kendal

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