



25 Riverdale Court, Kendal
£550,000



25 Riverdale Court

Kendal

This beautifully presented link detached home enjoys an enviable position beside the River Kent, offering delightful views and a peaceful setting within easy reach of Kendal town centre. Ideally located for access to supermarkets, the leisure centre and the mainline railway station. The property also benefits from excellent connections to the M6 motorway and the Lake District National Park.

The ground floor provides a welcoming and practical layout, featuring a spacious dining room ideal for family meals or entertaining. The fully fitted kitchen offers convenient access to the utility room and garage. There is also a ground floor bedroom, currently used as a home office, offering great versatility. A cloakroom completes the ground floor, adding further convenience to the layout.

On the first floor, a bright sitting room opens onto the balcony, providing a peaceful spot to enjoy the lovely river views. This level also includes a comfortable bedroom and a modern family bathroom with a three piece suite.

The second floor is home to the main bedroom, complete with a dressing area and en suite shower room. A further bedroom on this level provides flexibility for guests or family members.

Outside, the property features an attractive, well maintained garden with a lawn, decking, and a paved patio, all bordered by mature trees and hedges that provide privacy. The driveway, garage, and garden shed provide excellent parking and storage. An ideal choice for those seeking calm surroundings without compromising on everyday convenience.

DIRECTIONS: Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the "K Village". At the roundabout take the second exit onto Natland Road and proceed to take the second right turn into Riverdale Court where 25 is on the right. **WHAT3WORDS:**///wounds.mini.vibe

- Beautifully presented link detached home over three floors enjoying an desirable position beside the River Kent
- Delightful river views creating a peaceful and picturesque setting
- Versatile living spaces with a ground floor dining room and a first floor sitting room opening onto a balcony
- Fully fitted kitchen with convenient access to the utility room and garage
- Four well proportioned bedrooms, including a spacious main suite with dressing area and en suite shower room
- Modern family bathroom with a three piece suite, complemented by a ground floor cloakroom
- Attractive and well maintained rear gardens providing a lovely outdoor retreat
- Private driveway and garage offering excellent parking and storage
- Ideally located for easy access to Kendal's wide range of town amenities
- Excellent transport links to the M6 motorway and the Lake District National Park

EPC RATING: C

COUNCIL TAX: BAND G

TENURE: FREEHOLD

SERVICES

Mains electric, mains gas, mains water, mains drainage

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****ENTRANCE HALL**

10' 2" x 9' 11" (3.09m x 3.02m)

DINING ROOM

12' 10" x 12' 9" (3.91m x 3.89m)

KITCHEN

11' 1" x 10' 10" (3.38m x 3.30m)

OFFICE/BEDROOM

11' 5" x 8' 6" (3.48m x 2.59m)

UTILITY ROOM

9' 6" x 7' 4" (2.90m x 2.24m)

CLOAKROOM

6' 4" x 3' 5" (1.94m x 1.03m)

FIRST FLOOR**LANDING**

9' 0" x 7' 1" (2.75m x 2.17m)

SITTING ROOM

17' 6" x 12' 8" (5.33m x 3.87m)

BEDROOM

11' 3" x 8' 5" (3.44m x 2.57m)

BATHROOM

11' 0" x 6' 2" (3.35m x 1.87m)

SECOND FLOOR**LANDING**

9' 2" x 6' 11" (2.80m x 2.11m)

BEDROOM

14' 1" x 10' 8" (4.28m x 3.25m)

EN-SUITE

6' 11" x 5' 9" (2.10m x 1.75m)

BEDROOM

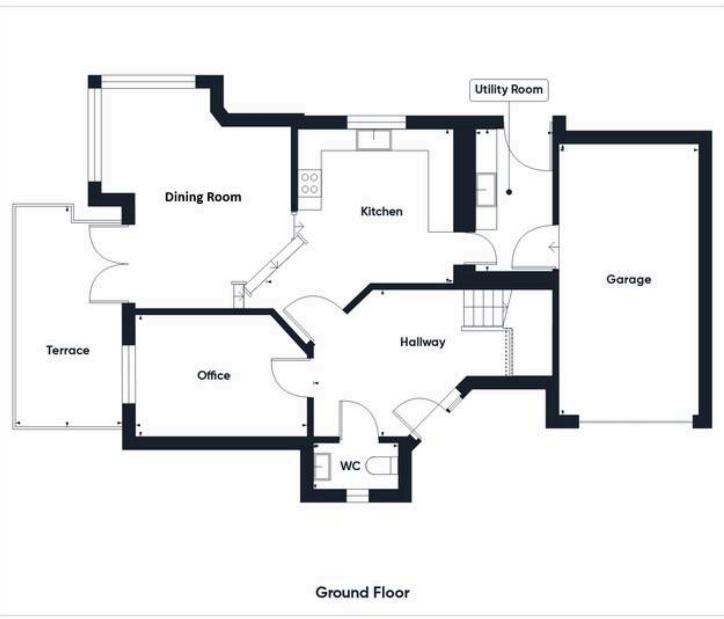
10' 10" x 10' 6" (3.29m x 3.20m)











Approximate total area⁽¹⁾

1656 ft²
153.7 m²

Balconies and terraces

139 ft²
12.9 m²

Reduced headroom

1 ft²
0.1 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

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