



Kendal

£575,000

11 Paddock Drive, Kendal, Cumbria, LA9 5FJ

11 Paddock Drive is a true family home, beautifully decorated in neutral tones by the current owner, offering a warm and inviting atmosphere that will appeal to a wide range of purchasers. This spacious accommodation features a welcoming entrance hall, a cosy living room, a study perfect for working from home, and a modern dining kitchen equipped with bi-fold doors that open directly to the garden on the ground floor. Upstairs is where you will find all four double bedrooms, including the main bedroom with its own en-suite shower room and a contemporary family bathroom.

The property is complemented by a large double garage and a double driveway, providing ample parking space. The extensive landscaped garden is a highlight, offering a perfect setting for entertaining friends and family, while also being a safe and secure area for children and pets to play. With double glazing and made to measure Plantation Shutters throughout the whole house. Early viewing strongly recommended!

Quick Overview

- Modern detached family home
- Living room, study & utility room
- Dining kitchen with bi-fold doors to the garden
- Neff Kitchen appliances
- Four double bedrooms
- En-suite shower room
- Four piece bathroom with free standing bath
- Beautifully landscaped rear garden
- Double garage & driveway parking
- Ultrafast broadband available



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Ultrafast
broadband
available



Double garage &
driveway parking

Property Reference: K6873



Living Room



Living Room



Study



Utility Room

Property Overview: 11 Paddock Drive is situated in the market town of Kendal. Well known as the "Gateway to the Lake District," offers a blend of historical allure and amenities, making it an ideal location for families and professionals alike. Kendal boasts an array of local shops, schools, and eateries.

The location further benefits from excellent transport links, Kendal and Oxenholme mainline railway station offers regular services to major cities such as Manchester and London, while the M6 motorway provides easy access to the wider region. The property is within close proximity to well-regarded colleges, schools and parks. Surrounded by the stunning natural beauty of the Lake District National Park, prospective purchasers can enjoy a wealth of outdoor pursuits, from hiking and cycling to boating and fishing, all within a short drive from home.

As you enter, the first thing that captures your attention is the beautifully presented interior, meticulously decorated by the current owner with a high-quality finish in neutral tones. The half-panelled walls, oak doors, and oak staircase with glass panels rising to the top floor create an inviting and modern atmosphere throughout. This home is welcoming, bright, and perfect for a family looking for a turn key property.

The entrance hall features an under-stairs cupboard, ideal for storing everyday items and hanging up coats and storing shoes. There is a cloakroom with W.C and corner pedestal wash hand basin. Just off the hall, the cosy living room faces the front aspect. The study, also located off the hall, provides an excellent spot for working from home.

The utility room is fitted with matching wall and base units similar to those in the kitchen, complemented by countertops featuring an inset stainless steel sink. It includes plumbing for a washing machine and there is direct access to the rear garden through a patio door.

A few steps up from the entrance hall lead to the modern dining kitchen, which is truly the heart of the home. It is fitted with a range of light grey, soft-closing wall, base, and drawer units complemented by counter tops and a drainer with an inset stainless steel sink and half bowl. All the kitchen appliances are Neff, including a built-in oven, microwave, induction hob, extractor, dishwasher, and integrated fridge freezer. A breakfast bar with a wine cooler is the perfect spot for enjoying a morning coffee or an evening glass of wine. The kitchen is dual aspect, featuring bi-fold doors that open to the rear garden, providing ample room for a dining table and chairs. This space is ideal for entertaining friends and family. There are bluetooth ceiling speakers Sytemline music system.

Upstairs, on the split-level landing, you will find an airing cupboard that houses the hot water cylinder, complete with wooden shelves for neatly storing linen and towels. A short flight of stairs leads to the upper level, where two more bedrooms are located. Bedroom one is a spacious double room with a pleasant aspect over the front of the property.

This bedroom includes an en-suite shower room, beautifully finished with attractive tiled walls and flooring. The en-suite features a three-piece suite, including a corner shower, a W.C., and a vanity wash hand basin, complemented by a chrome vertical radiator, an extractor fan and a window.



Modern Dining Kitchen



Modern Dining Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Modern Four Piece Bathroom

Bedroom two, currently used as a walk-in wardrobe and dressing room by the current owner, also enjoys a view over the front of the property.

On the landing of the top floor, you'll discover bedrooms three and four, each double rooms with views to the side aspects. Bedroom four, currently used as a children's playroom, features a built-in wardrobe with sliding mirrored doors.

Completing the interior is the modern bathroom, featuring a four-piece suite including a freestanding bath, a shower cubicle with a rainfall shower head, a vanity wash hand basin, and a W.C. The bathroom is enhanced with attractive tiled walls and flooring, as well as an extractor fan and window for ventilation.

Situated on a generous corner plot, this property features a stone-chipped front garden with space for planters. At the rear, you'll find a spacious landscaped garden adorned with a delightful paved patio and steps descending to an area laid with artificial lawn. The garden is particularly safe for children and pets. There is gate access from the side. A door leads directly to the double garage.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Living Room

13' 5" x 12' 4" (4.09m x 3.78m)

Study

10' 2" x 6' 5" (3.12m x 1.96m)

Utility Room

Modern Dining Kitchen

28' 6" x 10' 0" (8.69m x 3.05m)

First Floor:

Split Landing

Bedroom One

13' 3" x 12' 4" (4.06m x 3.78m)

En-Suite Shower Room

Bedroom Two

12' 5" x 10' 2" (3.81m x 3.10m)

Landing

Bedroom Three

10' 0" x 10' 0" (3.07m x 3.05m)

Bedroom Four

10' 5" x 10' 0" (3.18m x 3.07m)

Modern Four Piece Bathroom



Bedroom One



Bedroom One



Rear Landscaped Garden



Rear Landscaped Garden



Paved Driveway & Garage

Parking: A double paved driveway sits in front of a spacious double garage, equipped with an electric up-and-over door and additional storage space above.

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold. Freehold. There is a yearly service charge of £182.00 for the children's park and communal maintenance.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words Location & Directions: [///zealous.scan.chill](http://zealous.scan.chill)

Travel south from town on Milnthorpe Road, passing Stonecross Manor. Continue until you reach Paddock Drive, then turn right. Number 11 is prominently marked by our for sale board.

Thoughts From The Owners: "11 Paddock Drive is a beautiful, welcoming home, ready to be loved by its next owner."

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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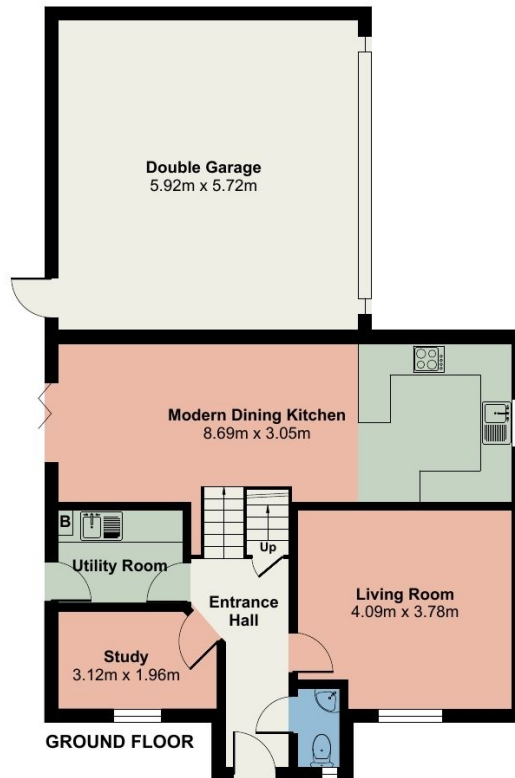
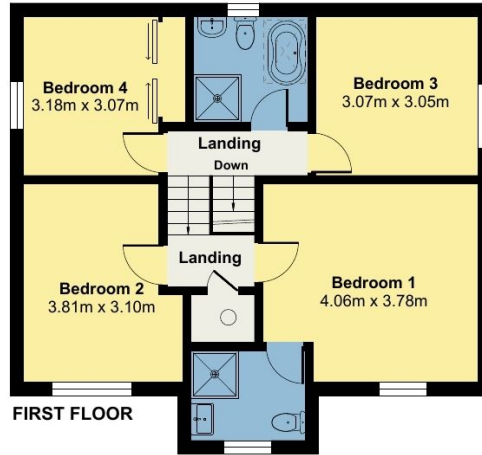
Paddock Drive, Kendal, LA9

Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 367 sq ft / 34 sq m

Total = 1731 sq ft / 160.7 sq m

For identification only - Not to scale 160.7



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1153207

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