



53 Paddock Drive

Kendal, LA9 5FJ

Guide Price £630,000

53 Paddock Drive

Kendal

53 Paddock Drive is a beautiful, spacious 5-bedroom detached property on the exclusive development of Stonecross Meadows perfectly located on the outskirts of Kendal. Traditionally designed with modern living in mind, this new build property offers a light and airy interior with plenty of space to work, play and relax in style. Finished throughout to a high specification including Villeroy and Boch sanitaryware, Oak veneer 4 panel doors, polished chrome power points and door furniture, giving the property a complete luxury feel. The home comprises a large open plan kitchen diner, utility room, cloak room, lounge, 5 bedrooms, with two en-suite's, family bathroom. Integral double garage, with driveway and large low maintenance garden to the rear.

Often referred to as 'The Gateway to the Lakes' Kendal offers an enviable mix of town and country with the coast just a short drive away. Home to two castles, two museums, a host of historical buildings and bridges, Kendal has a selection of both independent and high street shopping, and the area has many eateries, from Michelin starred restaurants to gastro-pubs galore. With the Lake District National Park on your doorstep, there is always a scenic walking route to be explored. The local river is a short walk away which offers abundance of footpaths allowing you to explore the wonders of Kendal and surrounding area. Scouts Scar is accessible on foot from Stonecross Meadows with spectacular views over The Lake District. For families, the Kendal area has several primary schools, and the local senior school is just 1.5 miles away.





Accommodation

From the driveway, the insulated composite front door, with additional side window, leads into the hallway.

Hallway

Luxury wood effect flooring; a large cloak room with WC and hand basin; a spacious cupboard; stairs with a oak hand rail, spindles and newel post leading up to the first floor.

Open plan kitchen/diner/family area

A large, bright open plan area, ample space for family living and dining, bi-fold doors with garden access, and two additional windows overlooking the garden which benefits from the afternoon and evening sun.

A modern Symphony fitted kitchen, with Reginox 1½ Bowl Stainless Steel Sink with drainer, solid quartz worktops, with matching upstands and cill to the window. Integrated appliances by Neff including dishwasher, 5 ring induction hob, with overhead extractor fan, built in double oven with microwave function, larder fridge, larder freezer as well as a slimline undercounter wine cooler and LED lighting under the cabinets.

Utility room

A spacious utility room, with external access to the side of the property. Sink and drainer with work top and a freestanding Miele washer/drier, double pantry and door leads into garage.

Sitting room

Large family sitting area located at the front of the property, a quiet room with a large feature bay window which allows you to enjoy the morning sun.





Stairs from hallway lead to first floor landing, which gives access to all bedrooms and a cupboard, housing the pressurized hot water tank.

Master bedroom

Large bedroom with fitted wardrobes, with sliding doors. Window at the front with views looking over towards the Helm. Large, spacious en-suite shower room with Villeroy and Boch sanitaryware and Hansgrohe taps, a white suite comprising a walk in Aqualisa thermostatic shower, WC and vanity; fully tiled to walls and floor, with a wall mounted, illuminated cabinet with shaver point.

Bedroom 2

Large double room located at the front of the property with views over towards the Helm. En-suite shower room with Villeroy and Boch sanitaryware and Hansgrohe taps, a white suite comprising of walk in Aqualisa thermostatic shower, WC and vanity; fully tiled to walls and floor, with a wall mounted, illuminated cabinet with shaver point.

Bedroom 3

Double room at the front of the property with a ideal space for wardrobe, desk or cupboard.

Bedroom 4

Overlooking the rear garden, a good size double room.

Bedroom 5

A versatile room which could lend itself as a home office or large single bedroom with a window overlooking the garden. The loft is accessible from this room.

Family Bathroom

A large family bathroom with Villeroy and Boch sanitaryware and Hansgrohe taps, a white suite comprising bath, walk in shower, WC and vanity; fully tiled to walls and floor with a wall mounted illuminated cabinet with shaver point.





Outside

To the front of the property there is a block paved driveway offering ample parking for a multiple cars and a lawned garden area with planted borders; a double garage with an energy saving wall mounted boiler. To the rear enjoy the afternoon and evening sun in the large, secure, lawned, south facing garden with paving area and newly planted borders.

Services

All mains services connected - gas condensing boiler.

Tenure

Freehold.

Council Tax

F

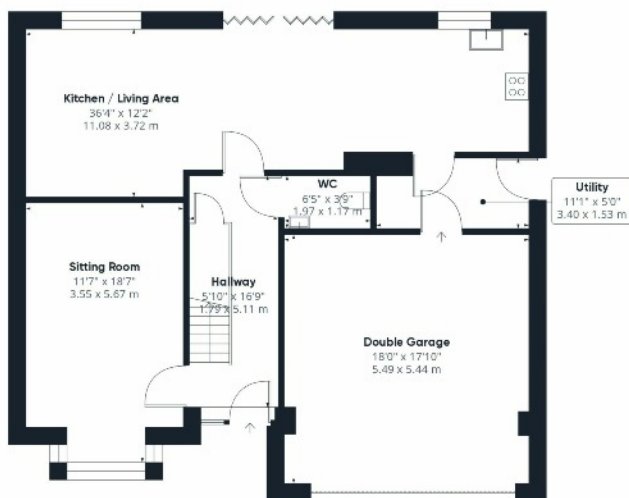
Internet Speed

There is no information held, as per Ofcom website.

Directions

From the M6 take the A591, take the slip road to South Kendal and Continue onto A6 At the roundabout, take the 1st exit onto Milnthorpe Rd/A6 continue along past Hadwins Car garage on the right, take the next left onto Stonecross Meadows.





Floor 0



Floor 1

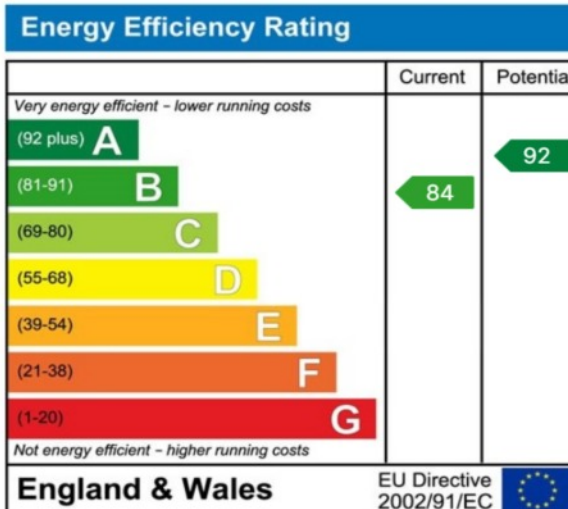
Approximate total area¹⁾
 2018.23 ft²
 187.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

