



50 Paddock Drive, Kendal

£370,000





## 50 Paddock Drive

### Kendal

A delightful semi-detached house located on a desirable residential development to the south side of the market town of Kendal. Only a short walk into the town centre which has all the amenities you will need. Easy access to the Lake District National Park and the M6 Motorway.

Nestled in a sought-after residential area, this attractive semi-detached townhouse offers a perfect blend of comfortable living and contemporary style. With double glazing and gas central heating throughout, this inviting family home boasts a cosy sitting dining room ideal for relaxation and entertainment, a light and airy kitchen provides a delightful space for culinary enthusiasts comprising modern fittings located on the first floor. The ground floor provides a welcoming entrance hall with one of the four double bedrooms, a utility room and cloakroom. Access to the garage from the entrance hall is also available.

On the second floor you will find the other three bedrooms with the Main bedroom having an en-suite which comprises a W.C., wash hand basin and shower cubicle. The second floor is also complimented by a family bathroom which comprises a W.C., wash hand basin and bath with a shower.

For those who appreciate the outdoors, the property's outside space is a true highlight. An enclosed rear garden offers various seating areas, including a patio at the base of the property, decking to the left, and artificial turf at the rear. Stepping stones meander through the garden, which is surrounded by gravel and offers space for potted plants, perfect for green-thumbed individuals looking to add a personal touch. Whether enjoying a morning coffee or entertaining guests in the evening, the outdoor space offers a private sanctuary for relaxation and enjoyment.

- Semi-detached family home
- Double glazing
- Cosy sitting dining room
- Gas central heating
- Light and airy kitchen
- Popular residential area
- Four double bedrooms
- Gardens to the rear
- Family bathroom, en-suite and cloakroom
- Garage and driveway parking

**EPC RATING B**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND D**

**TENURE: FREEHOLD**

**DIRECTIONS**

Proceed south out town on Milnthorpe Road and after passing Stonecross Manor continue to turn right in to Paddock Drive and proceed to find number 50 clearly marked on the right

**WHAT3WORDS:** inner.lower.pint







## GROUND FLOOR

### ENTRANCE HALL

21' 0" x 7' 4" (6.39m x 2.23m)

### BEDROOM

10' 4" x 8' 4" (3.16m x 2.55m)

### UTILITY ROOM

7' 1" x 6' 0" (2.17m x 1.83m)

### CLOAKROOM

5' 10" x 2' 10" (1.77m x 0.87m)

## FIRST FLOOR

### LANDING

10' 7" x 3' 1" (3.23m x 0.93m)

### SITTING DINING ROOM

20' 8" x 10' 4" (6.31m x 3.15m)

### KITCHEN

16' 8" x 8' 4" (5.07m x 2.54m)

## SECOND FLOOR

### LANDING

8' 7" x 3' 3" (2.62m x 1.00m)

### BEDROOM

14' 11" x 10' 2" (4.56m x 3.10m)

### EN-SUITE

7' 3" x 4' 9" (2.22m x 1.46m)

### BEDROOM

11' 6" x 10' 3" (3.51m x 3.12m)

### BEDROOM

8' 3" x 6' 3" (2.52m x 1.90m)

### BATHROOM

8' 5" x 6' 3" (2.56m x 1.90m)



















**Lower Ground Floor**

**Ground Floor**  
50 Paddock Drive, Kendal

**First Floor**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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