



50 Archers Meadow, Kendal

£475,000





50 Archers Meadow

Kendal

A delightful modern detached residence pleasantly located on this ever popular residential development. Conveniently situated for all the local amenities and benefiting from easy access to the rest of the Lake District National Park and the M6 Motorway.

Situated in a quiet residential area, this delightful detached house offers a perfect blend of comfort and practicality. The property benefits from double glazing, gas central heating, and a light and airy sitting room, creating a welcoming atmosphere throughout. The kitchen diner is ideal for family meals and entertaining guests, from the kitchen diner the sun room can be accessed which looks out over the garden. The ground floor also offers a utility room and downstairs toilet. Upstairs, four bedrooms provide ample space for the family, complemented by a family bathroom and en-suite bathroom. Outside, the well-kept front and rear gardens offer a serene retreat, with a garage and driveway parking providing ample space for vehicles.

Venture outdoors and discover the stunning gardens that adorn this property. The rear garden boasts a lush lawn enclosed by a wooden fence, creating a peaceful oasis for relaxation. A gravelled feature at the far end of the garden provides space for potted plants and shrubbery, adding a touch of natural beauty. The decked area surrounding the sunroom offers an ideal spot for al fresco dining or simply enjoying the sunshine. To the front, a driveway, part lawn, and well-kept hedges enhance the kerb appeal of this property, welcoming you home each day with its charming exterior. Don't miss the opportunity to make this beautiful property your own and enjoy the tranquillity of its outdoor space.

- Delightful detached property
- Double glazing and gas central heating
- Light and airy sitting room
- Quiet residential area
- Kitchen diner
- Easy access to local amenities
- Four bedrooms
- Well kept front and rear gardens
- One family bathroom, en-suite and downstairs toilet
- Garage and driveway parking

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre take the A65 south and proceed to the traffic lights at K Village. Turn left at the traffic lights on to Parkside Road and continue along this road turning right opposite the cricket ground on to Archers Meadow then carry on round to the left then take the next right, go down the hill to find number 50 on the left.

WHAT3WORDS: fuzzy.final.thin





GROUND FLOOR

ENTRANCE HALL

5' 0" x 4' 2" (1.53m x 1.27m)

SITTING ROOM

15' 3" x 12' 8" (4.64m x 3.85m)

DINING KITCHEN

24' 4" x 11' 7" (7.42m x 3.54m)

SUN ROOM

11' 2" x 8' 11" (3.40m x 2.72m)

UTILITY ROOM

7' 1" x 5' 11" (2.17m x 1.81m)

DOWNSTAIRS TOILET

7' 2" x 2' 9" (2.18m x 0.83m)

FIRST FLOOR

LANDING

9' 2" x 7' 7" (2.80m x 2.31m)

BEDROOM

12' 10" x 11' 7" (3.91m x 3.54m)

EN-SUITE

7' 2" x 5' 3" (2.19m x 1.59m)

BEDROOM

9' 10" x 8' 2" (3.00m x 2.50m)

BEDROOM

9' 9" x 9' 6" (2.97m x 2.90m)

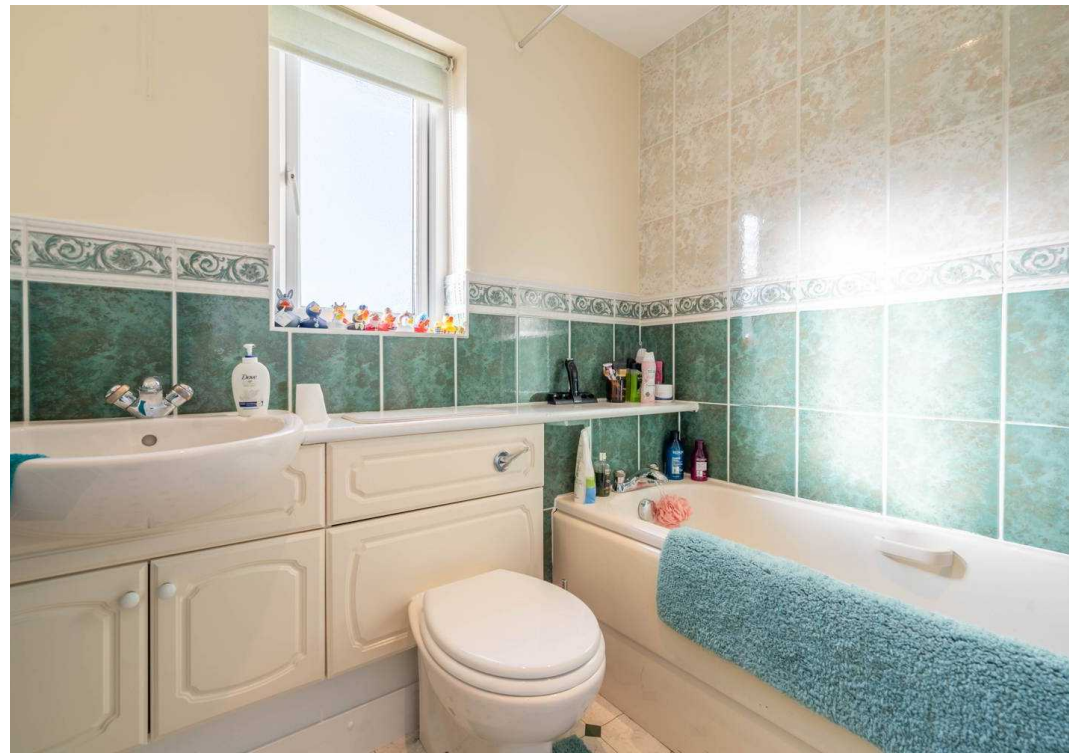
BEDROOM

8' 11" x 8' 3" (2.73m x 2.51m)

BATHROOM

6' 9" x 6' 3" (2.05m x 1.90m)







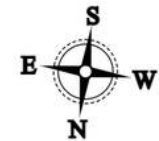




Ground Floor



First Floor



50 Archers Meadow, Kendal

Total Area: 130.3 m² ... 1403 ft²

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