



52 PADDOCK DRIVE, KENDAL, CUMBRIA, LA9 5FH
£400,000

MILNE MOSER
SALES + LETTINGS

52 PADDOCK DRIVE
KENDAL
CUMBRIA
LA9 5FH



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GARAGE &
PARKING

OVERVIEW

Immaculately presented both inside and out, this detached family house was completed in 2019 and sits on a corner plot on the popular Stonecross Meadows development. The current owners have maintained the property in a 'like new' condition, the white decor and neutral floor coverings allow new owners to move straight in and enjoying living in this light filled home from day one. There is a contemporary kitchen diner with integrated Neff appliances, the bay windowed lounge has bi fold doors to the landscaped rear garden and there are three bedrooms - one of which has an ensuite. There are views towards countryside and hills. Externally, the owners have created a mow free rear garden with deep flower borders and a large patio. There is an additional grassed space to the side plus driveway parking and a garage.

ACCOMMODATION

From the block paved driveway, a flagged path leads to the part glazed front door and into:

ENTRANCE HALL

Amtico flooring runs through into the cloakroom/WC and the kitchen diner. Stairs with oak banister and spindles lead to the first floor and there are co-ordinating internal oak doors. Radiator and ceiling light.

WC

Frosted UPVC double glazed window, a Villeroy and Boch corner hand basin with Hansgrohe tap and matching WC. Extractor, a ceiling light and radiator.





LOUNGE

10' 0" x 17' 10" (3.04m x 5.45m) plus bay window
A UPVC double glazed bay window faces the front aspect and there are two additional south facing windows to the side. The bi fold doors allow seamless access to the landscaped garden. Two radiators, a ceiling light and TV/Satellite/Telephone points.

KITCHEN DINER

10' 3" x 17' 9" (3.11m x 5.42m) plus bay window
A stylish social room with a breakfast bar and space for a dining table. Fitted with soft grey gloss base and wall units, pale quartz worktops and an inset one and a half bowl sink fitted with a Hansgrohe tap. Integrated induction hob with canopy above, electric oven with grill, dishwasher, fridge and freezer - all Neff. There is a wine fridge, plumbing for a washing machine and the Vaillant boiler is concealed to a wall cupboard. Downlights to the kitchen space and a ceiling light to the dining area, two radiators and under unit lighting. Bluetooth speakers to the ceiling. A UPVC double glazed bay window faces the front aspect and there is a UPVC double glazed external door and window to the rear. A built in cupboard under the stairs provides further useful storage.

LANDING

A UPVC double glazed window faces the rear aspect and has a lovely view towards town and countryside. Radiator and a ceiling light.

BEDROOM ONE

10' 2" x 11' 8" (3.11m x 3.54m) max
Having a pleasant outlook towards fields, the master bedroom has a good sized built in double wardrobe with mirrored sliding doors, a radiator and ceiling light. Telephone and television points and a UPVC double glazed window.



ENSUITE

5' 11" x 5' 4" (1.81m x 1.64m) max
Fully tiled, the ensuite is fitted with a Villeroy and Boch suite comprising shower cubicle with Aqualisa shower, a fixed head and riser spray, a vanity basin with drawer beneath and a Hansgrohe tap and a WC. Illuminated mirror fronted cabinet, an extractor, downlights and a radiator. Frosted UPVC double glazed window.

BEDROOM TWO

8' 11" x 10' 1" (2.71m x 3.08m)
A light bright room with UPVC double glazed windows to the front and side aspects. Ceiling light, a radiator and television point. Built in cupboard housing the hot water cylinder.

BEDROOM THREE

7' 5" x 6' 10" (2.27m x 2.08m) max

Currently used as a dressing room, the third bedroom has two UPVC double glazed windows and a lovely view over Kendal towards hills and countryside. Built in double wardrobe with mirrored sliding doors, a radiator, ceiling light and television point.

BATHROOM

7' 0" x 5' 10" (2.13m x 1.77m)

Frosted UPVC double glazed window to the rear elevation. Fully tiled and fitted with a vanity hand basin with drawer beneath, a WC and bath with screen and Aqualisa shower above. The suite is from Villeroy and Boch and the taps from Hansgrohe. Chrome heated towel rail, an extractor and downlight to the ceiling. Illuminated mirrored cabinet.

EXTERNAL

The current owners have landscaped the plot, creating a contemporary garden space. To the front is a block paved drive providing ample parking, a lawn area and rose bed running along the fence. There is a gate to the rear garden. Being to a corner, there is a lawned lower area to the side of the property, bounded by laurel hedging. The rear garden has been planted with a wonderful range of flowers and shrubs providing year round interest and there is a generous circular patio with space for furniture and pots if required. External tap.

GARAGE

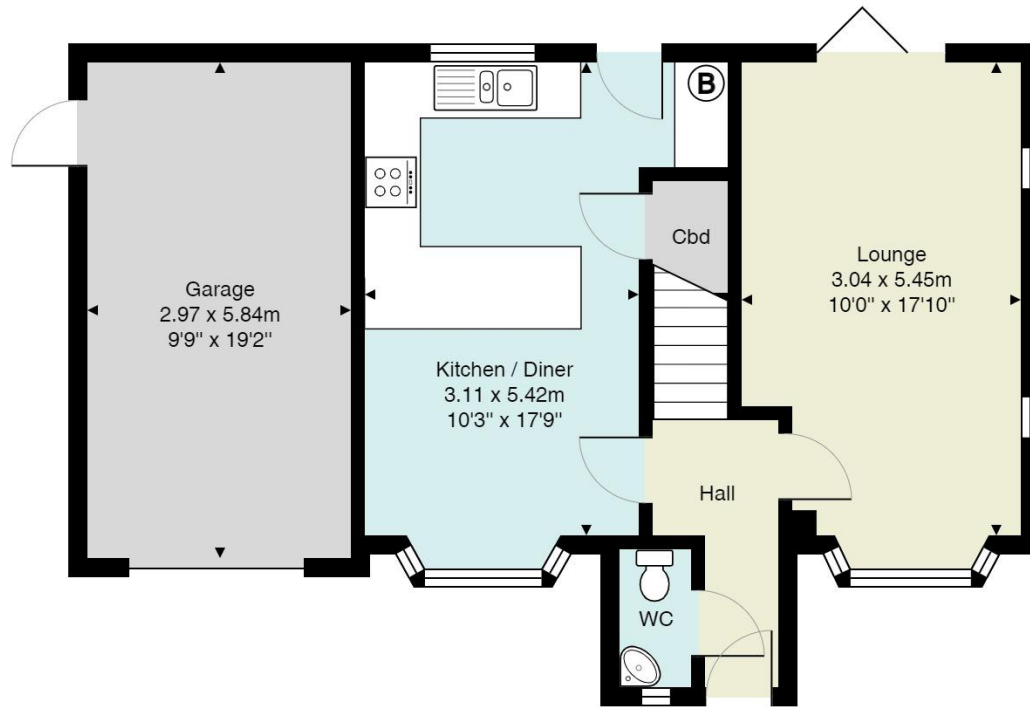
9' 9" x 19' 2" (2.97m x 5.84m)

Electric up and over door plus a pedestrian door at the rear. Power and light.

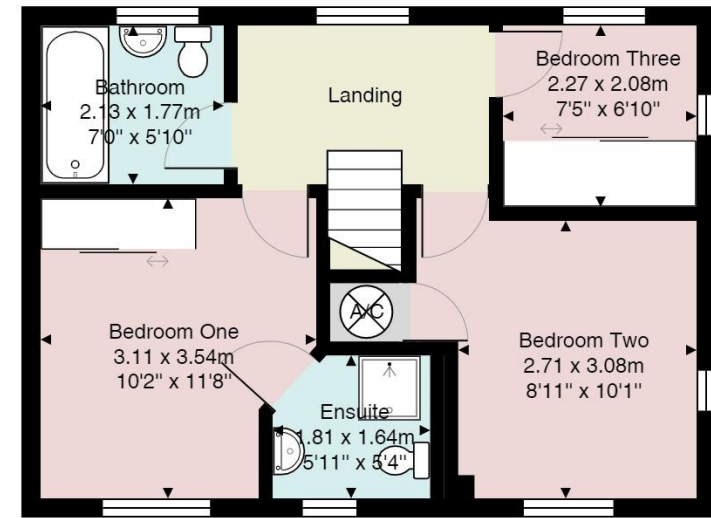
DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, pass through the traffic lights at the college and past Romneys and Stonecross Manor, both on the right hand side. Stonecross Manor is on the right hand side as you leave town just prior to Hadwins garage. Follow Paddock Drive up and the property is located to a right hand corner. what3words.com/robots.ideal.highs





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage are connected.

The property has a Burglar Alarm

Tenure: Freehold

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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