



3 Mayfield Drive, Kendal – LA9 7NS

Kendal

Guide Price £375,000



## 3 Mayfield Drive

Kendal, Cumbria

This beautifully presented three bedroom, two bathroom link detached house offers contemporary living in a peaceful residential setting. The property features two spacious reception rooms, including a welcoming open plan kitchen and dining area with seamless access to the private garden via large sliding doors. The bright and airy living room boasts a charming fireplace and ample natural light, creating a warm and inviting space for relaxing or entertaining guests. The bathroom is finished with modern fixtures while the additional downstairs toilet room is designed for convenience and efficiency.

Externally, the house sits on a desirable corner plot with a generous and well-maintained private garden, raised flower beds, and mature hedging, offering privacy and an ideal space for outdoor gatherings. The spacious patio area is perfect for alfresco dining or relaxation. Off-road parking is provided by a private driveway leading to a garage, ensuring convenience and security. With its harmonious blend of modern interiors, practical storage options, scenic views, and tranquil garden spaces, this property is perfect for families or professionals seeking a stylish home in a popular area.









### Entrance Hallway

### Sitting Room

11' 9" x 15' 10" (3.58m x 4.83m)

### Kitchen / Dining room

17' 9" x 19' 0" (5.42m x 5.80m)

### Wc

### Bedroom 1

11' 11" x 12' 2" (3.64m x 3.70m)

### Bedroom 2

11' 7" x 11' 11" (3.53m x 3.64m)

### Office / Bedroom 3

7' 1" x 9' 3" (2.15m x 2.83m)

### Family Bathroom

### Garage

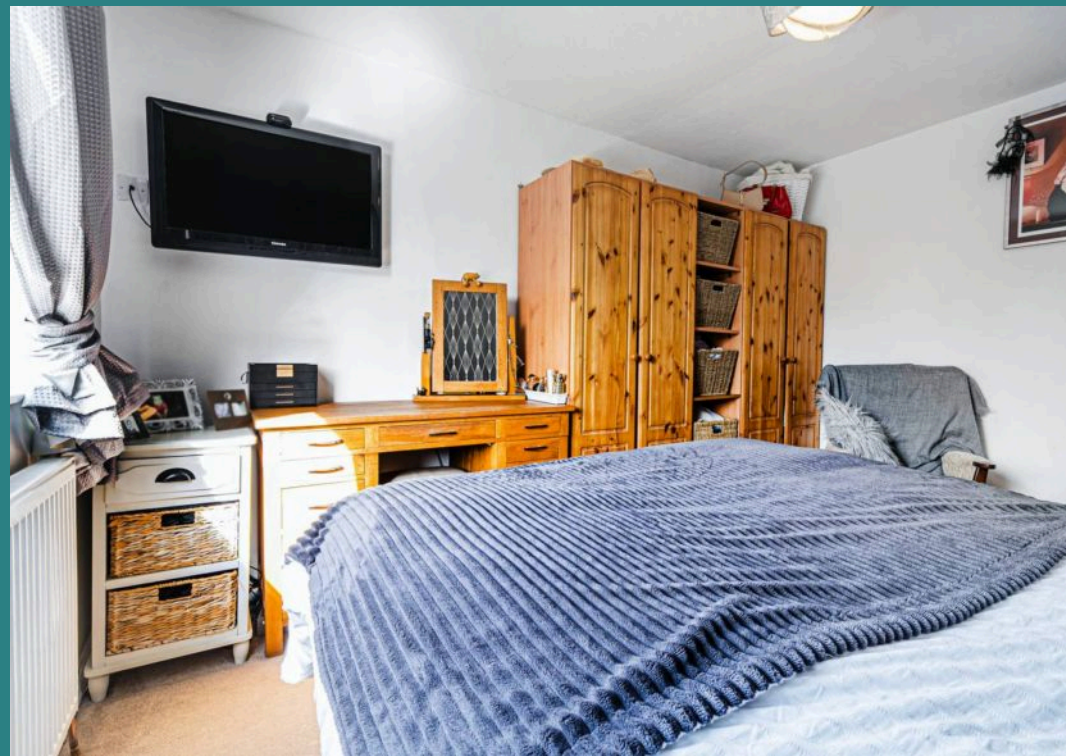
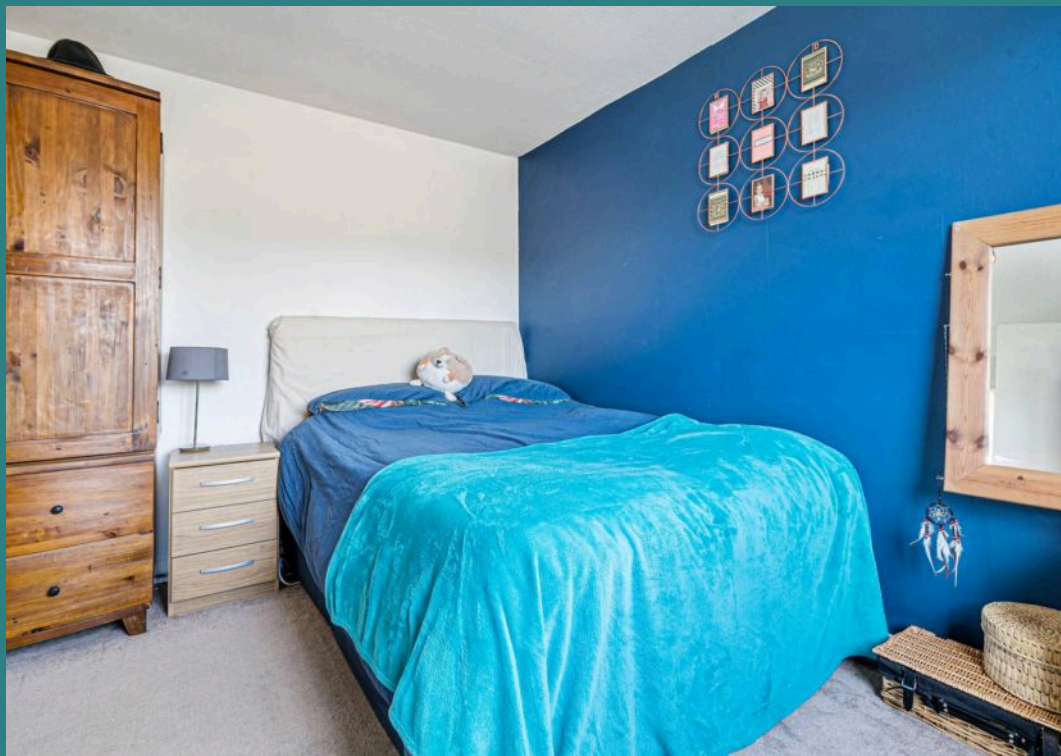
19' 3" x 9' 6" (5.86m x 2.90m)













## GARDEN

Generous corner plot garden

### Garage

Single Garage

### Driveway

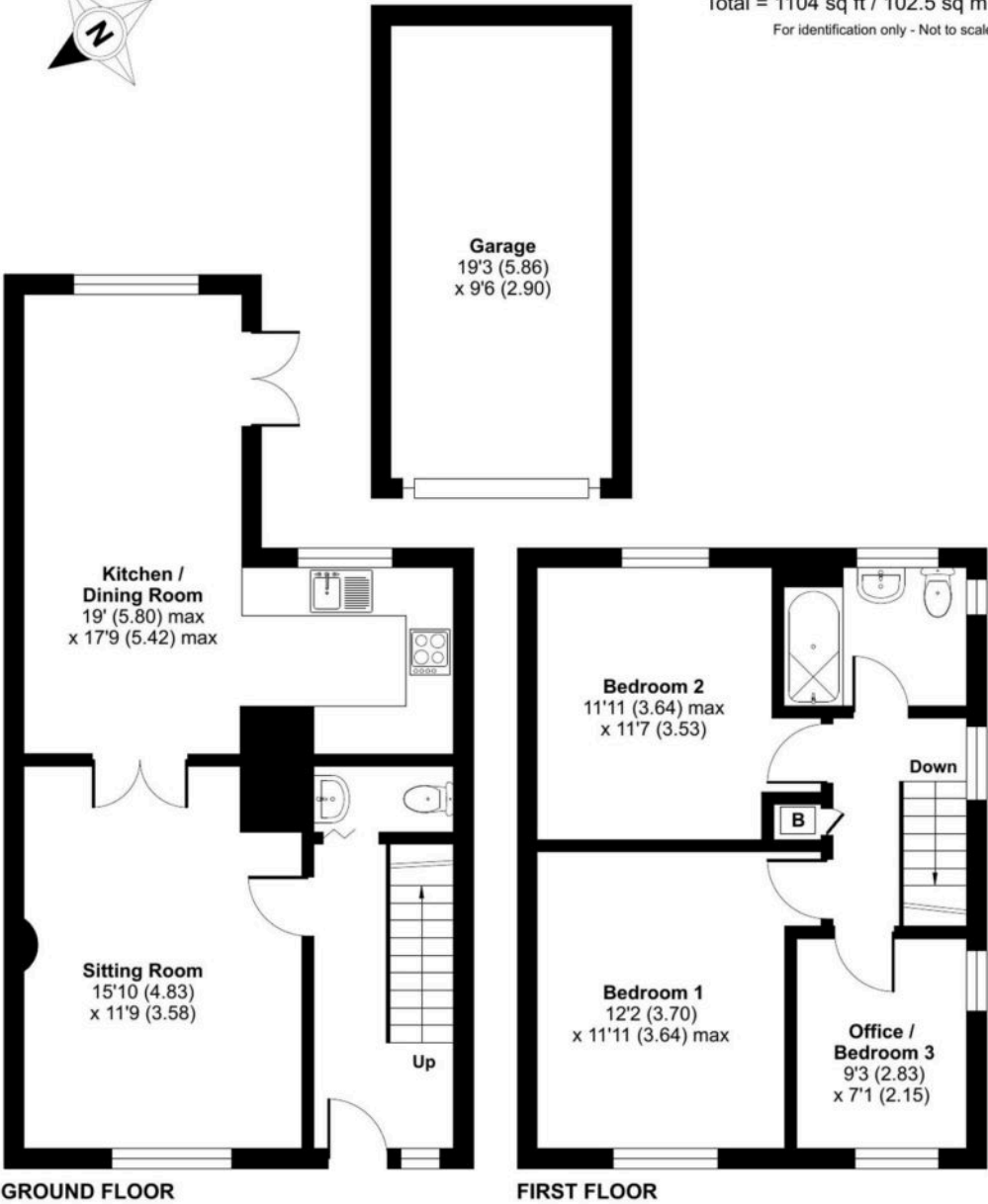
1 Parking Space

EPC Energy Efficiency: D



Mayfield Drive, Kendal, LA9

Approximate Area = 958 sq ft / 89 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1104 sq ft / 102.5 sq m  
For identification only - Not to scale







## Arnold Greenwood Estate Agents

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