



Kendal

£315,000

4 Hawthorn Way, Kendal, Cumbria, LA9 7TD

4 Hawthorn Way is a meticulously designed three-bedroom, two-bathroom semi-detached family home that defines modern living. Thoughtfully decorated to a high standard, the ground floor features an entrance hall, a living room with doors to the rear garden, and a kitchen/dining room. Upstairs, you will find, three bedrooms, one with an en-suite shower room, complemented by a family bathroom.

Outside, there is a lawned garden, a perfect space for outdoor activities and family gatherings. Featuring a home office/ garden room with ample wall and base units. The driveway at the front of the property provides ample off-road parking. Conveniently located, the property offers easy access to local amenities, schools, Asda superstore, Hospital, the M6 and Oxenholme train station.

Quick Overview

- Modern family home
- Three bedrooms
- Excellent fitted kitchen
- Lovely landscaped garden
- Tastefully decorated to a high-standard
- Sizeable living room
- An early viewing is highly recommended
- No upward chain
- Off road parking
- Openreach and Fibrus Broadband



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Openreach & Fibrus



Off Road Parking

Property Reference: K6953



Kitchen



Kitchen



Living Room



Living Room

Property Overview: Hawthorn Way is a much sought after residential development, situated to the south of Kendal town centre. The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital. There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

From the minute you pull up onto the driveway those that view will take in the peaceful location. Owned from new by the current vendors the quality of finish and generosity of space on offer in this modern family home becomes evident once stepping into the entrance hall with a useful downstairs cloakroom with W.C and wash hand basin.

The spacious living room is bright and spacious creating the perfect spot for relaxing with the family. With large doors opening into the rear garden, seamlessly connect the indoor and outdoor spaces.

The heart of this home is the kitchen with a range of fitted, soft-closing wall, base, and drawer units, meticulously crafted for both style and functionality. High-end kitchen appliances elevate the culinary experience, featuring a built-in AEG oven and 5 ring hob, extractor fan and built in fridge freezer. The kitchen's spacious design allows for a dining table and chairs, creating a delightful setting for family gatherings. Bathed in natural light from the feature bay window.

On the upstairs landing, there is an airing cupboard with shelves for linen. The main bedroom has a pleasant outlook over the rear aspect and there are useful fitted wardrobes. The en-suite shower room is modern and well-designed. A three piece suite comprises of a walk-in shower, a vanity wash hand basin with drawers and a W.C.

Bedrooms two and three both with an outlook over the front and rear aspect. Both including fitted wardrobes and a over-stairs cupboard with deep storage. Completing this floor is the family bathroom which is tiled with attractive part tiled walls. A three piece suite that comprises a panelled bath with shower over, wc and vanity wash basin.

Outside the property has a fully enclosed patio area perfect for spending summer evenings with friends and family also having a lawned part to the garden being particularly safe for children and pets. The patio follows round to the paved brick driveway. The stand out feature to the garden is the home office/garden room which can be used as an office, a summerhouse and so much more boasting ample storage inside.

4 Hawthorn Way is the perfect home for first-time buyers or those looking to start a family. With a welcoming layout and comfortable living spaces, it offers a warm and inviting atmosphere. The property's well-designed interior and cosy features make it a wonderful choice for creating new memories. Whether you're looking for a fresh start or a place to grow, 4 Hawthorn Way provides a fantastic foundation for your next chapter.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room 15' 8" x 11' 9" (4.80m x 3.60m)

Request a Viewing Online or Call 01539 729711



Kitchen



Bedroom 1



En Suite



Bedroom 2



View



Bedroom 3

Kitchen/Dining Room 13' 9" x 8' 6" (4.20m x 2.60m)

Under Stair Storage

Cloakroom

First Floor:

Bedroom One 11' 9" x 8' 6" (3.60m x 2.60m)

En Suite

Bedroom Two

Bedroom Three

House Bathroom

Airing Cupboard

Parking: The property has the benefit of a brick paved driveway to the front providing off-road parking.

Tenure: Freehold.

As a private development, there is currently a £120 per annum service charge for the upkeep of the communal spaces, verges & green spaces.

Services: Mains electricity, mains gas, mains water and mains drainage.

Council Tax: Westmorland & Furness Council - Band C

What3words Location & Directions:///active.burns.proven

Departing Kendal on A65, Burton Road, pass the leisure centre and reach the traffic lights. Turn left at the second intersection toward Oxenholme Station, and at the subsequent traffic lights, make another left onto Kendal Parks Road. Follow the road upwards onto the new development, where Hawthorn Way is situated on the right-hand side.4 Hawthorn Way is situated a short way on the left hand side.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



House Bathroom



Garden



Garden



View

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Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711

Mobile: 07469 857687

keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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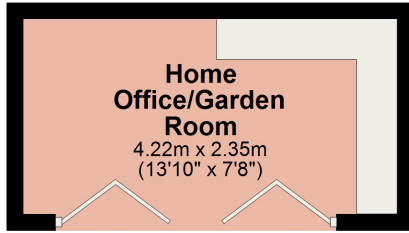


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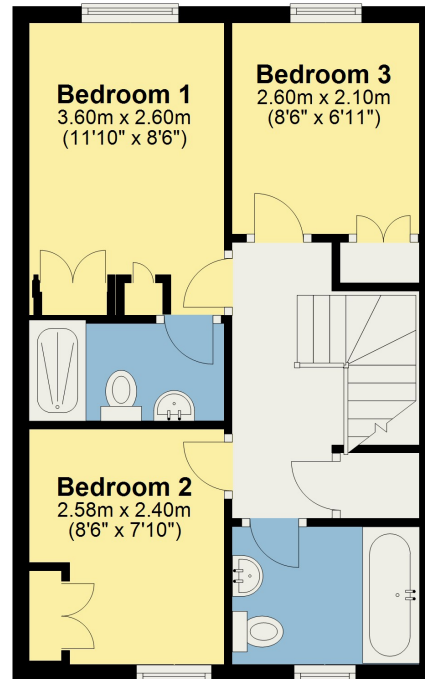
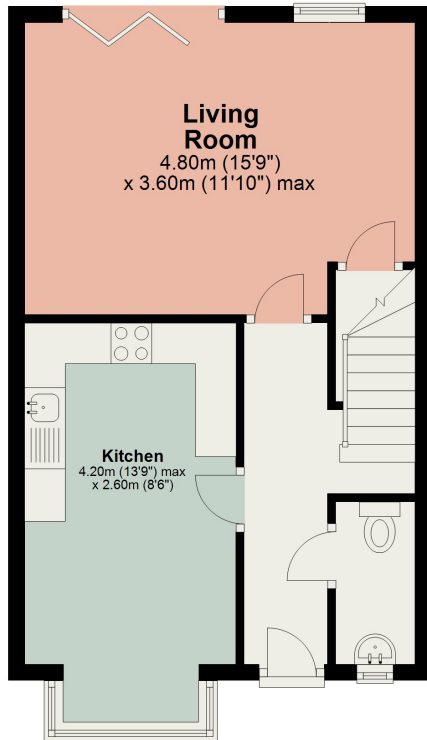
Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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