



Kendal

£475,000

1 Hawthorn Way, Kendal, Cumbria , LA9 7TD

Welcome to 1 Hawthorn Way, a beautifully presented and modern four-bedroom detached family home, occupying a desirable position within the highly regarded development just off Kendal Parks. Perfect for growing families or those looking to upsize, this attractive home offers generous living accommodation, contemporary finishes and excellent outdoor space. Popular with families and professionals alike, the Kendal Parks development features attractive modern homes, open green spaces and a children's play area, all whilst being within easy reach of Kendal town centre. The location also provides excellent access to Junction 36 of the M6, Oxenholme railway station, Westmorland General Hospital, and a choice of well-regarded schools and supermarkets, combining modern living with everyday convenience.

Quick Overview

- Contemporary detached house
- Four well proportioned bedrooms
- Two reception rooms
- Kitchen with integrated appliances
- Attractive front and rear gardens
- Situated on sought after development
- Perfect for growing families
- Close to local amenities
- Garage & Off Road Parking
- Ultrafast broadband speed*



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Ultrafast
Broadband



Garage &
Driveway Parking

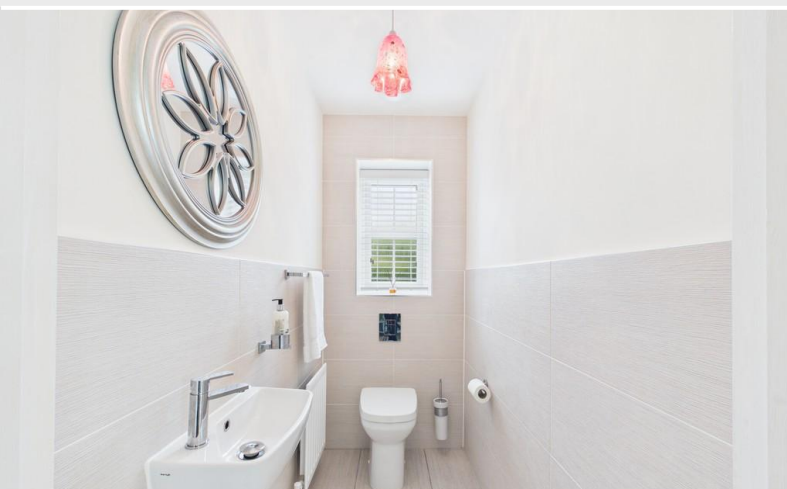
Property Reference: K7335



Entrance Hall



Snug



WC



Kitchen

The property itself benefits from a modern interior throughout, four bedrooms, two reception rooms, a spacious garage, driveway parking for two vehicles and attractive front and rear gardens.

Stepping through the front door, you are welcomed into a spacious entrance hallway, providing access to the principal ground floor accommodation, the garage and the staircase to the first floor, with space for a hallway table. To the left is the dining room, currently utilised as a second sitting room or cosy snug, enjoying a pleasant front aspect window and offering a bright, versatile reception space.

Further along the hallway is the downstairs WC, comprising a WC, wash hand basin and side aspect window. Opposite, a useful understairs storage cupboard provides ample space for everyday household items.

The contemporary kitchen is both stylish and practical, fitted with a range of grey gloss wall and base units. Integrated appliances include an AEG oven and grill, five-ring gas hob with extractor hood above, AEG dishwasher, Beko washing machine and fridge freezer. A sink with drainer sits beneath the rear aspect window, whilst a side access door provides convenient access to both the front and rear of the property.

Situated to the rear of the house, the living room is a spacious, light-filled room featuring bi-fold doors opening onto the rear garden, creating the perfect space for indoor and outdoor living during the warmer months. A wall-mounted electric fire provides an attractive focal point, making this an ideal room for relaxing or entertaining family and friends.

Stairs rise to the first floor, where a generous landing provides loft access and leads to the four bedrooms and family bathroom.

Bedroom one is a spacious double bedroom overlooking the rear garden and benefits from a modern en-suite shower room. The en-suite comprises a walk-in shower, floating wash hand basin with storage drawers beneath, WC, part tiled walls and flooring, heated towel rail and side aspect window. A useful built-in storage cupboard houses the property's hot water cylinder whilst providing excellent storage for towels and linen.

Bedroom two is another generous double bedroom, also enjoying a rear aspect. Bedroom three is a further double room situated to the front of the property, overlooking the street below. Bedroom four is a comfortable single bedroom, ideal as a nursery, home office or study.

The house bathroom is beautifully appointed with a contemporary four-piece suite comprising a panelled bath, large walk-in shower with rainfall shower head, WC, floating wash hand basin, tiled walls and flooring, together with a side aspect window allowing for natural light.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn with planted borders containing a variety of shrubs and plants, alongside a driveway providing off-road parking for two vehicles and access to the garage. Flagged pathways lead around both sides of the property to the enclosed rear garden, which features a flagged patio accessed directly from both the kitchen and living room, making it



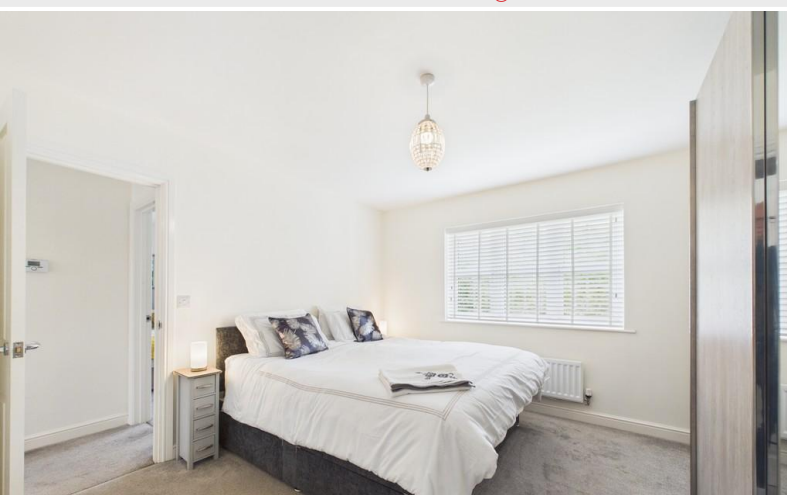
Kitchen



Living Room



First Floor Landing



Bedroom One



Bedroom One En-suite



Bedroom Two

ideal for outdoor dining and entertaining. Beyond this is a well-maintained lawn, complemented by attractive planted flower beds and enclosed by fencing, providing an excellent degree of privacy.

Offering spacious and modern accommodation throughout, this superb detached family home enjoys a fantastic position close to local amenities, excellent transport links and highly regarded schools. The picturesque Lake District National Park is also just a short drive away, providing endless opportunities to enjoy some of the country's most stunning scenery. This property also benefits from the remainder of the NHBC warranty until 2027, Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Accommodation with approximate dimensions:

Ground floor

Entrance Hall

Dining Room / Snug

9' 10" x 9' 5" (3.02m x 2.88m)

Downstairs WC

Understairs Cupboard

Kitchen

14' 1" x 9' 5" (4.31m x 2.88m)

Living Room

11' 5" x 15' 1" (3.50m x 4.62m)

First Floor

Bedroom One

En-Suite

11' 6" x 12' 0" (3.53m x 3.67m)

Bedroom Two

9' 10" x 12' 8" (3.00m x 3.88m)

Bathroom

Bedroom Three

11' 4" x 9' 2" (3.46m x 2.80m)

Bedroom Four

8' 11" x 8' 2" (2.74m x 2.5m)

Garage

Parking Garage & Off-road parking

Tenure: Freehold - Annual Estate charge of £174.34. Paid from 04/10/2025 – 04/10/2026 – Paid to Ash Tree Park Management Company. This covers upkeep to communal areas.



Bedroom Three



Bedroom Four



Bathroom



Rear Garden



Rear External

Council Tax: Westmorland and Furness Council - Band E

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

What3Words & Directions: [///slam.jukebox.flips](https://www.what3words.com/#!/slam.jukebox.flips)

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 the first turn on the right, and 1 Hawthorn Way is the first property on the left.

Viewings: Strictly by appointment with Hackney & Leigh.

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

Anti Money Laundering Regulations: 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 £60.00 (incl. VAT) per individual or £50.00 (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 £150 (incl. vat).

Meet the Team

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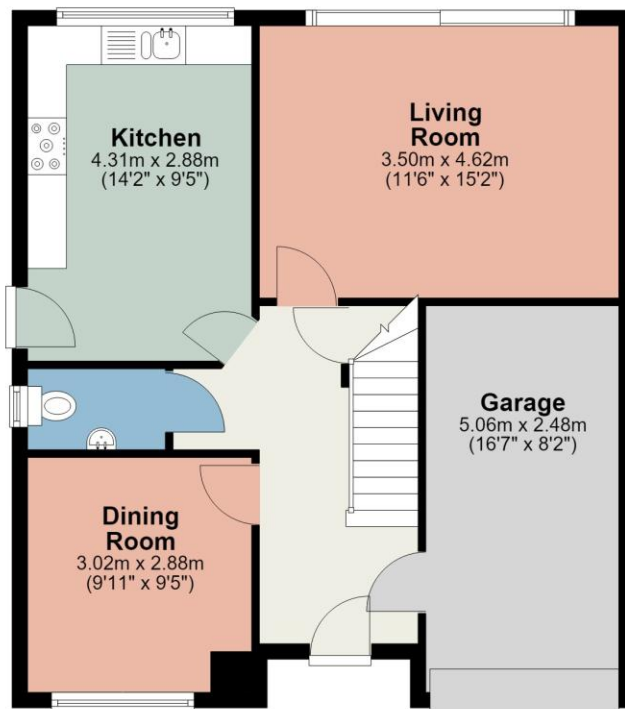


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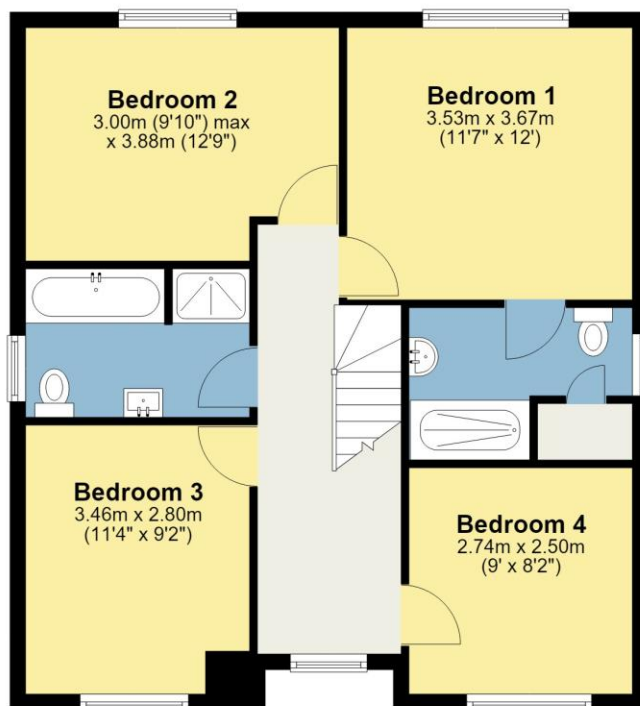
Ground Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



Total area: approx. 127.5 sq. metres (1372.6 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.

1 Hawthorn Way, Kendal

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Request a Viewing Online or Call 01539 729711