



## Kendal

£350,000

7 Hawthorn Way, Kendal, Cumbria , LA9 7TD

7 Hawthorn Way is a beautifully presented three-bedroom semi-detached home, situated on the highly sought-after Kendal Parks development. Ideally positioned, this modern property offers stylish interiors, neutral décor and excellent access to a wide range of local amenities, including the Asda superstore, Westmorland General Hospital, well-regarded schools, Oxenholme railway station and Junction 36 of the M6. Popular with families and professionals alike, the development features attractive modern homes, open green spaces, views towards Scout Scar and a children's play area, all while being within easy reach of Kendal town centre.

### Quick Overview

- Stylish semi-detached home
- Extended dining kitchen with bi-fold doors
- Living room with feature media wall
- Three bedrooms
- Family bathroom and en-suite shower room
- Off road parking
- Low maintenance rear garden
- Excellent transport links
- Close to local amenities
- Ultrafast broadband speed\*



3



2



1



B



Ultrafast



Off road  
parking

Property Reference: K7336



Entrance Hall



Cloakroom



Living Room



Dining Area

Combining modern living with everyday convenience, this impressive home provides well-planned accommodation and is ready for the new owner to move straight in and enjoy.

Upon entering the property, you are welcomed into a stylish entrance hall with Karndean flooring flowing seamlessly through into the kitchen, creating a practical and attractive finish. The hallway provides access to the living room, cloakroom, stairs to the first floor and a useful understairs storage cupboard.

The living room is a bright and inviting space with a front-facing aspect and features an impressive media wall with an inset electric fire and built-in storage cupboards.

The impressive extended dining kitchen is a fantastic feature of the home, providing a versatile space ideal for family dining or a relaxing snug area. Bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of sleek wall and base units, complementary work surfaces, inset sink and drainer, coordinating part-tiled walls, under-counter lighting and plinth lighting. Integrated AEG appliances include; a fridge freezer, double oven, microwave, five-ring gas hob with stainless steel extractor and washing machine, with additional space for a tumble dryer. The wall-mounted gas boiler is discreetly housed within a corner cupboard.

To the first-floor landing, you will find access to the loft space, three bedrooms, the family bathroom and a useful airing cupboard housing the hot water cylinder.

Bedroom one is a generous double bedroom enjoying a front aspect with views towards Scout Scar. The room benefits from fitted wardrobes and a modern en-suite shower room comprising; a shower cubicle with rainfall shower and handheld attachment, vanity unit with wash hand basin and WC. The room is finished with part-tiled walls, tiled flooring, heated towel rail, shaver point and window.

Bedroom two is another well-proportioned double bedroom, while bedroom three is a good-sized single room. Both enjoy views over the rear garden.

The family bathroom is fitted with a contemporary three-piece suite comprising; a panel bath with shower over, vanity unit with wash hand basin and WC. The room is finished with part-tiled walls, tiled flooring, heated towel rail, shaver point and window.

Externally, the property benefits from two off-road parking spaces to the front. A pathway leads to the rear garden, which features a patio area with a timber shed and steps leading to a low-maintenance artificial lawn, perfect for enjoying outdoor space without the upkeep. The garden is



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom

also well equipped with both hot and cold outdoor water taps, as well as external electric sockets, providing added convenience for gardening, cleaning and outdoor entertaining.

A superb opportunity to acquire a stylish modern home in a desirable Kendal location and also benefits from the remainder of the NHBC warranty until 2027. Early viewing is highly recommended.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Living Room**

15' 9" x 11' 5" (4.82m x 3.48m)

**Dining Kitchen**

8' 11" x 15' 9" (2.74m x 4.82m)

**Cloakroom**

**First Floor**

**Landing**

**Bedroom One**

10' 8" x 11' 9" (3.27m x 3.59m)

**Ensuite Shower Room**

**Bedroom Two**

9' 2" x 9' 3" (2.81m x 2.83m)

**Bedroom Three**

9' 2" x 7' 0" (2.80m x 2.14m)

**House Bathroom**

**Parking:** Off road parking.

**Property Information:**

**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.

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

**Council Tax:** Westmorland & Furness Council - Band D

**What3Words & Directions:** [///jobs.lock.urban](https://www.what3words.com/#!/jobs.lock.urban)

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



Bedroom One



Ensuite Shower Room



Rear Garden



Study/Snug



Rear Garden

the right and number 7 Hawthorn can be found a short way up on the left hand side.

**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 (inc. 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).

**Agent Note:** Please note a vendor of this property is a employee of Hackney and Leigh.

## Meet the Team

### Keira Evans

Branch Manager & Property Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Senior Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jamee Davies

Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Felicity Warman

Property Valuer  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jonthompson@hackney-leigh.co.uk



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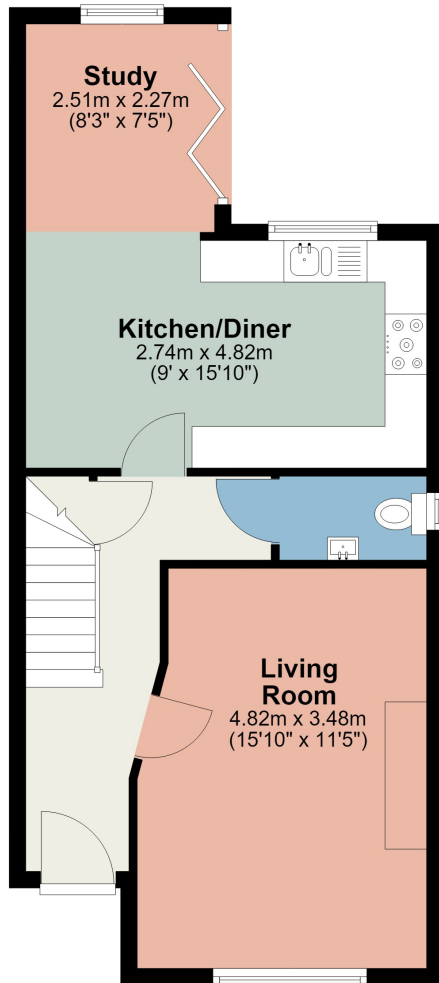


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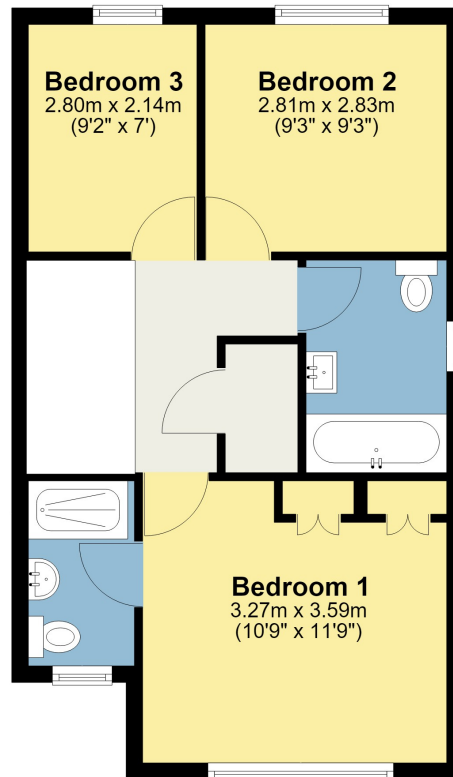
## Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 89.8 sq. metres (966.8 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.

**7 Hawthorn Way, Kendal**

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