



Kendal

£540,000

21 Hawthorn Way, Kendal, Cumbria, LA9 7TD

21 Hawthorn Way is a meticulously designed four-bedroom, two-bathroom detached family home that defines modern living. Thoughtfully decorated to a high standard, the ground floor features an entrance hall, a front living room, and a spacious open-plan designer kitchen with sliding doors to the rear garden. A large utility room and pantry adding convenience and practicality. Upstairs, you will find, four 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. 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, and Westmorland General Hospital, the M6 and Oxenholme train station.

Quick Overview

- Modern family detached home
- 26' Open-plan family kitchen dining room
- Front living room with electric fireplace
- Useful pantry and large utility room
- Four bedrooms
- En-suite shower room
- Four piece family bathroom
- Large rear garden
- Large driveway providing off-road parking
- Perfectly located for schools, amenities, Oxenholme mainline station & the M6



4



2



1



B



Opereach & Fibrus



Large driveway providing off-road parking

Property Reference: K6805



Living Room



Living Room



Open Plan Family Kitchen



Open Plan Family Kitchen

Location: 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. 21 Hawthorn Way is the last house at the end on the left-hand side.

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.

Property Overview: From the minute you pull up onto the large driveway and get out of the car, those that view will take in the wide open space to the front of this peaceful location.

Owned from new by the current vendors the quality of finish and generosity of space on offer in this modern detached family home becomes evident once stepping into the entrance hall with a wide staircase that raises to the first floor. Under the stairs you will find a useful downstairs cloakroom with W.C and wall-hung wash hand basin.

The front living room has a bay window with an aspect overlooking the front. Tastefully decorated with an electric fireplace.

The true heart of this home is the designer navy 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 grill, a Hoover 4-ring gas hob, and a quartz composite sink with a half bowl, all seamlessly integrated with light-coloured quartz countertops. There is a recess to accommodate an American-sized fridge freezer. Enhancing the breakfast experience, a large breakfast bar offers the perfect spot for sipping morning coffee or quick meals.

The kitchen's spacious design allows for a dining table and chairs, creating a delightful setting for family gatherings. Bathed in natural light from above, courtesy of a skylight, this area becomes a perfect spot for relaxing with the family. The sliding patio doors, seamlessly connect the indoor and outdoor spaces.

Adjacent to the kitchen is a useful pantry providing an excellent place for storage. A door leads to the large utility room with shaker style base units and working surfaces with inset stainless steel sink. A wall-mounted gas fired boiler and a door leads to the side with access to the front and back gardens.

On the upstairs landing, there is an airing cupboard housing the hot



Open Plan Family Kitchen



Open Plan Family Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Family Bathroom

water cylinder with shelves for linen.

The main bedroom has a pleasant outlook over the front aspect and there are 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 are both good-sized double rooms with an outlook over the front and rear aspect. Bedroom three includes fitted wardrobes and a over-stairs cupboard with deep storage. Bedroom four is a generously sized single room with an aspect over the rear garden again.

Completing the picture is the house family bathroom which is well tiled with attractive part tiled walls and tiled flooring, window and extractor fan. A four piece suite that comprises; a corner shower cubicle, a panel bath with central tap and hand-held shower attachment, a vanity wash hand basin and a W.C. Chrome vertical towel radiator, downlights and shaver point.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

15' 2" x 10' 9" (4.62m x 3.28m)

Open Plan Family Kitchen & Dining Room

26' 10" x 13' 8" (8.18m x 4.17m)

Pantry

9' 7" x 5' 9" (2.92m x 1.75m)

Utility Room

17' 3" x 8' 9" (5.26m x 2.67m)

First Floor:

Landing

Bedroom One

12' 10" x 10' 0" (3.91m x 3.05m)

Bedroom Two

12' 0" x 9' 11" (3.66m x 3.02m)

Bedroom Three

12' 7" x 9' 2" (3.84m x 2.79m)

Bedroom Four

12' 0" x 5' 8" (3.66m x 1.73m)

Family Bathroom

Outside: The property has the benefit of a brick paved driveway to the front providing ample off-road parking together with a lawned



Bedroom One



En-Suite Shower Room



Rear Garden



Rear Garden



Rear Garden

garden to the side.

To the rear is an enclosed delightful landscaped garden being particularly safe for children and pets, with paved patio ideal for outdoor living on a sunny day, borders are fenced and walled.

Tenure: Freehold.

As a private development, there is currently a £159.18 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 E

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.

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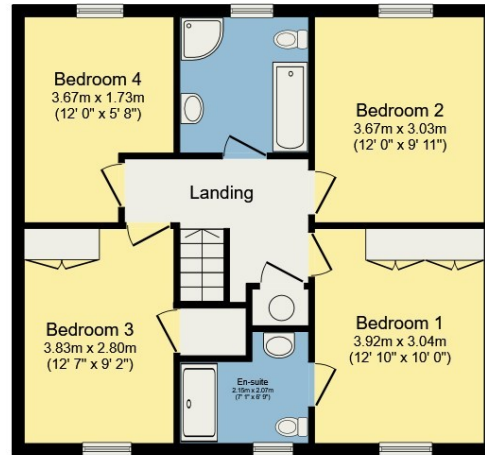


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Ground Floor



First Floor

Total floor area 162.8 m² (1,752 sq.ft.) approx

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.

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