



# Kendal

£575,000

8 Hawthorn Gardens, Kendal, Cumbria, LA9 6FG

From the moment you pull up on the driveway, the grand scale of 8 Hawthorn Gardens is immediately apparent. This modern family home, with five bedrooms, is situated on an expansive corner plot. The ground floor features an entrance hall, cloakroom, utility room, open-plan kitchen and dining room. A bright conservatory enjoys a delightful outlook of the rear garden, while the living room offers a cosy space for relaxation.

The first floor continues to impress, with a modern family bathroom and five bedrooms. Bedroom one is a standout room, with an en-suite shower and a walk-in dressing area.

The garden is a true oasis, offering a summerhouse, a vegetable plot and multiple patio seating areas surrounded by a array of plants and flowers. Fully enclosed, this garden is perfect for summer evenings spent entertaining. Perfectly located for local amenities, schools and transport links, this home is offered with no upward chain.

## Quick Overview

Substantial modern detached house on a corner plot

Spacious living room with French doors

Bright conservatory & dining room

Fitted kitchen with high quality appliances

Five bedrooms

Main bedroom with dressing area & en-suite shower room

Modern bathroom

Double garage & driveway parking

Landscaped garden with summerhouse & greenhouse

No upward chain



5



2



1



D



Ultrafast  
Broadband



Double garage &  
driveway parking

Property Reference: K6857



Entrance Hall



Living Room



Dining Room



Utility Room

**Location:** Situated on the popular development of Briery Meadows, the house can be found by leaving Kendal on the Burnside Road, proceed under the railway bridge and take the turning left into Briarigg. Follow the road down and take the first left by the green and then left again into Hawthorn Gardens, number 8 can then be found on your left hand side in the corner of this quiet cul-de-sac.

**Property Overview:** A modern five bedroom family home on an expansive corner plot, 8 Hawthorn Gardens offers well-balanced and beautifully decorated accommodation. Highlights include a contemporary kitchen with high-quality appliances, an open dining area, and a bright conservatory overlooking the garden. The garden is an oasis featuring a summerhouse and greenhouse. A viewing is highly recommended to appreciate its charm, elegance and size.

The spacious entrance hall features doors leading to the cloakroom with a vanity sink and W.C., the living room, and the dining area that connects to the kitchen and conservatory. Additionally, there is an under stairs cloak cupboard and the stairs that rise to the first floor level.

The living room includes an attractive sandstone effect fireplace surround, a bay window with a pleasant outlook to the front and French patio doors leading to the rear landscaped garden.

The spacious dining area offers open access to both the kitchen and the conservatory.

The kitchen is equipped with a range of fitted modern wall, base, and drawer units, complemented by contrasting Quartz countertops. It includes an undermount sink, an integrated Hotpoint dishwasher, a built-in Bosch oven with a combination microwave and a five-ring gas hob with an extractor hood. The freestanding American-style fridge freezer is included in the sale. A window overlooks the rear aspect, and a door leads to the utility room, which features matching wall and base units, plumbing for a washing machine, and space for a tumble dryer. There is also a door to the garage and another to the garden.

The bright conservatory offers a peaceful space to sit and enjoy views of the rear garden.

Heading upstairs, the staircase splits, with a window on the front aspect. Doors lead to the bedrooms, a storage cupboard, and the family bathroom. Access hatches provide entry to areas of insulated loft space.

Bedroom one is a standout room with a view to the front aspect. It includes a walk-in dressing area and an en-suite shower room.

The en-suite features a three-piece suite comprising: a large walk-in shower with a rainfall head, a vanity sink, and a W.C, with a Velux window above.



Modern Kitchen



Bright Conservatory



Bedroom Five



Bedroom Four



Bedroom Three



Bedroom Two

Bedrooms two, three and four are all double rooms with pleasant outlooks of the front and rear. Bedroom two features useful eaves storage.

Bedroom five is a single room that would be ideal for creating a home office or hobby room, offering a versatile space for a new owner.

Completing the picture is the contemporary family bathroom, featuring a three-piece suite: a tiled bath with a shower overhead and a screen, a vanity sink, and a W.C. Additionally, there is a vertical towel rail and a window for natural light and ventilation.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Living Room

17' 1" x 13' 8" (5.23m x 4.17m)

Dining Room

11' 8" x 9' 10" (3.57m x 3.00m)

Bright Conservatory

8' 11" x 11' 3" (2.73m x 3.45m)

Modern Fitted Kitchen

11' 10" x 12' 8" (3.62m x 3.88m)

Utility Room

6' 3" x 5' 5" (1.92m x 1.66m)

First Floor:

Split Landing

Bedroom One

10' 9" x 14' 7" (3.28m x 4.46m)

Dressing Area

5' 4" x 6' 9" (1.64m x 2.07m)

En-suite Shower Room

Bedroom Two

9' 10" x 9' 6" (3.01m x 2.91m)

Bedroom Three

8' 5" x 13' 4" (2.57m x 4.07m)

Bedroom Four

9' 10" x 9' 6" (3.01m x 2.91m)

Bedroom Five

5' 9" x 7' 7" (1.77m x 2.33m)

Modern Bathroom

**Outside:** At the front of the property, a block-paved driveway offers ample off-road parking and leads to the double garage. Alongside, gated access leads to a paved path that guides to the rear garden. The rear garden presents a delightful arrangement, including a paved patio, a lawn and beautifully established planting. An inviting garden archway leads to an additional patio area with a bench, perfect for relaxation. A timber summerhouse with decking surround, greenhouse, metal shed and vegetable plots compete this tranquil outdoor space.



Bedroom One



Bathroom



Rear Garden



Rear Garden



Summerhouse

**Double Garage** 22' 8" x 18' 11" (6.91m x 5.78m) The spacious double garage features an up-and-over door. Inside, there are storage units with wall, base and drawer units with countertops and inset stainless steel sink, providing ample space for various tasks.

Additionally there is a recently installed Worcester Bosch Combi wall-mounted boiler, while power and lighting enhance functionality and convenience within the space. Window overlooking the garden.

**Tenure:** Freehold.

**Services:** Mains gas, mains water, mains electricity and mains drainage. 16 solar panels with a transferable feed-in tariff.

**Council Tax:** Westmorland and Furness Council - Band F

**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.

**What3Words:** ///identity.wiggling.bearings

## Meet the Team

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# Hawthorn Gardens, Kendal, LA9

Approximate Area = 1614 sq ft / 149.9 sq m

Garage = 445 sq ft / 41.3 sq m

Total = 2059 sq ft / 191.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1138323

A thought from the owners... "A really peaceful location while still being within walking distance of all Kendal's many facilities"

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