



Kendal

£320,000

3 Hawthorn Gardens, Kendal, Cumbria , LA9 6FG

3 Hawthorn Gardens has been a well loved family home in a popular residential area. The accommodation offers an easy to manage layout with a welcoming entrance hall, a living room seamlessly flowing into the dining room with French patio doors to the garden and the fitted kitchen. Upstairs you will find three bedrooms and a house bathroom, one of the bedroom boasts an en suite shower room.

To complete the picture is an attached garage with access from the kitchen and a level driveway together with a rear mature garden and patio area. With no-upward chain, an early appointment to view this great family home is highly recommended.

Quick Overview

- Semi-detached Home
- Three bedrooms
- Fitted kitchen
- 2 reception rooms
- Quiet cul-de-sac location
- No upward chain
- Lovely gardens with mature trees and shrubs
- Popular residential area
- Attached garage with car port
- Fibrus & Openreach Broadband



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Fibrus &
Openreach



Off Road
Parking

Property Reference: K6959



Living Room



Dining Room



Kitchen



Bedroom One

Property Overview Nestled in the tranquil cul-de-sac of Hawthorn Gardens, this delightful three-bedroom semi-detached house offers the perfect blend of peaceful living and convenient access to Kendal town which offers a wealth of local amenities. Enjoying a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond. Situated just a short distance from the vibrant town centre, this property provides an ideal setting for families or professionals seeking a serene yet connected lifestyle.

As you step through the entrance hall, you are greeted by a spacious living room with a marble fireplace with inset gas fire, perfect for relaxing evenings or entertaining guests. The adjoining dining room, featuring French doors, opens onto a charming outdoor space, allowing for seamless indoor-outdoor living. The well-appointed kitchen with ample wall and base units having integrated appliances of an oven, 4 ring gas hob and stainless steel sink provides direct access to the integral garage, offering practicality and additional storage solutions.

Upstairs, the property boasts two generously sized double bedrooms and a cosy single bedroom, ideal for a home office, walk in wardrobe or nursery. The main bedroom benefits from a en-suite shower room comprising a shower and wash basin, providing convenience. A well-equipped house bathroom comprises of a WC, wash basin and panelled bath with shower over. Additional storage is provided by a cupboard housing the hot water cylinder and linen cupboard, ensuring a clutter-free living environment.

The exterior of the property compliments the interior's charm, with a well-maintained mature garden with a patio area as well as a lawned section surrounded by trees and shrubs offering a peaceful retreat for outdoor relaxation or gardening enthusiasts. The cul-de-sac location ensures minimal traffic, creating a safe and quiet environment for children to play. The property also boasts a garage with a separate room comprising of a wash basin and toilet. This space is perfect for storing garden tools, bikes and would be perfect for a workshop.

With its prime location and thoughtful layout, this Kendal home is a valuable find. Whether you're looking to settle into a family-friendly neighbourhood or seeking a convenient base close to the town's amenities, 3 Hawthorn Gardens offers the perfect opportunity to embrace the best of both worlds. Don't miss the chance to make this charming property your new home.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

15' 11" x 11' 10" (4.87m x 3.61m)

Dining Room

11' 3" x 8' 9" (3.43m x 2.69m)

Kitchen

11' 2" x 6' 11" (3.41m x 2.11m)

Integral Garage

First Floor:

Bedroom One

13' 1" x 8' 7" (4.01m x 2.63m)

En Suite Shower room

Bedroom Two

9' 2" x 8' 9" (2.80m x 2.69m)

Bedroom Three

9' 6" x 7' 2" (2.92m x 2.19m)

House Bathroom

Parking: Off road parking and carport.

What3words Location & Directions: [///evenings.windpipe.visitor](https://www.what3words.com/en/@@@-evenings.windpipe.visitor)

Situated on the popular development of Briery Meadows, the house can be found by leaving Kendal on the Burneside 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 3 can then be found on your left hand side at the beginning of the quiet cul-de-sac.

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

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D.

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.

A thought from the vendor "To the front of the house is a lovely green in this quiet and friendly cul de sac location"

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).



Bedroom Two



Bedroom Three



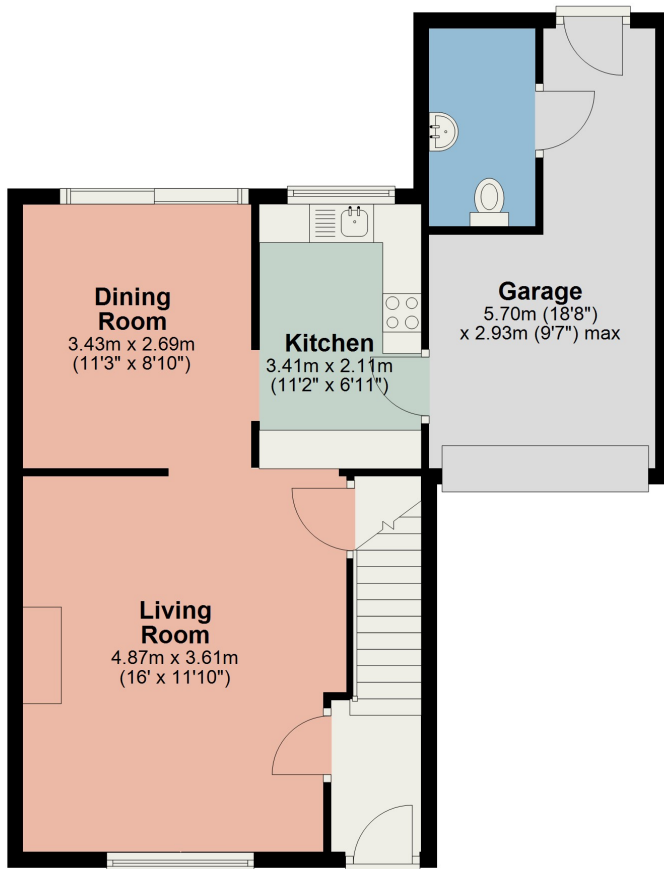
Bathroom



Rear Garden

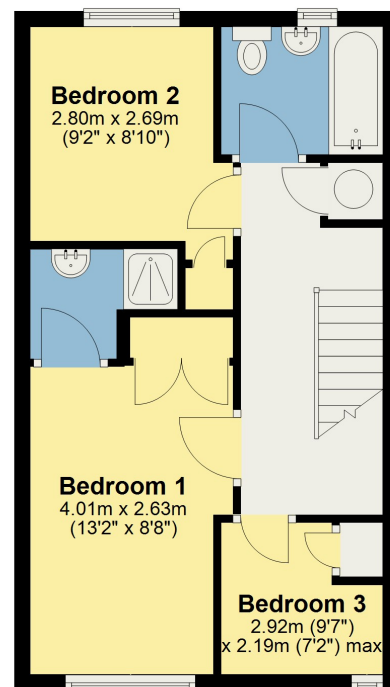
Ground Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 99.2 sq. metres (1068.1 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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