



32 HAWTHORN WAY, KENDAL, CUMBRIA, LA9 7TD  
**£410,000**

**MILNE MOSER**  
SALES + LETTINGS

- Built by Story Homes in 2017
- Energy Rating B
- Lounge with Bi Fold Doors and Media Wall
- Kitchen Diner and Utility Room
- Low Maintenance Garden with Hot Tub
- Gas Central Heating
- UPVC Double Glazing



3



1



2



PARKING

### OVERVIEW

Having views at the rear over Kendal, a well-balanced layout and a garden designed for play and relaxation, this detached family home really does have it all. Owned from new by the present owners, the property boasts stylish modern fixtures and fittings and contemporary decor. Located on a corner plot, there is off road parking at the rear plus a good sized enclosed garden at the side. All three bedrooms are doubles, with the master having an ensuite plus there is a family bathroom and a ground floor WC. Having space for everyone, this modern home is ideal for a growing family or those wishing to downsize to a low maintenance property.

Located to the south east of Kendal with good access to Oxenholme Station for the Westcoast Mainline, Westmorland General Hospital and local supermarket. The development has open green spaces and there is a children's play park just a short walk away.

### ACCOMMODATION

A path at the front leads to the pretty pastel shaded front door and into the hallway. The real centre of the home, the hallway has access to the lounge and kitchen diner and stairs to the first floor. There is a good size cloakroom/WC with part tiled walls and a two piece suite. Turning to the right into the lounge, large bi fold doors lead to the garden and further light streams in from a window at the front -

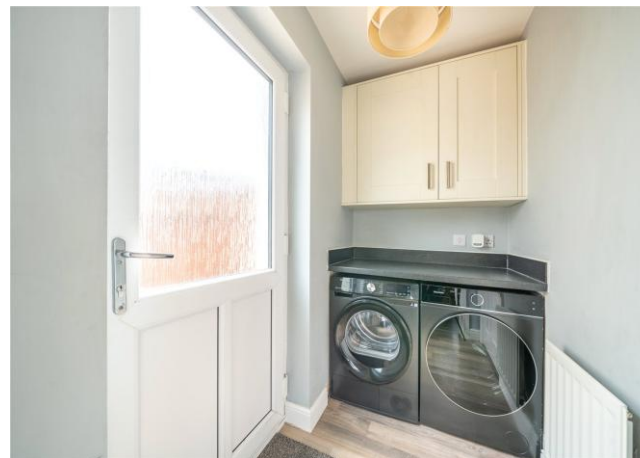




there are pleasant views from both. A large media wall has been added with recess for a TV and soundbar and there is shelving to the side for family photos and ornaments. A modern gas wall mounted fire also provides a focal point.

To the opposite side of the hallway is the kitchen diner. Running front to back, there is ample space for dining and meal preparation. Fitted with cream shaker style units with dark worktops, under unit and plinth lighting. There is a one and a half bowl sink, five burner gas hob with double canopy above and an electric double oven and microwave. Integrated dishwasher and space for an American fridge. The Vaillant boiler is concealed within a wall cupboard. The adjoining utility room is a must for any busy household - having plumbing for a washing machine and a handy under stairs cupboard.

The first floor landing is also light and bright with a window at the rear, there is access via a ladder to the boarded loft and a cylinder cupboard. The master bedroom has a pleasant outlook at the side and a triple built in wardrobe. The adjoining fully tiled ensuite has a large walk in enclosure with rainfall shower head and hand held attachment, a vanity hand basin and concealed cistern WC. The sleek finish is complemented by a modern chrome style heated towel rail. The two remaining double bedrooms face the front and side with one having an excellent view over rooftops towards Scout Scar. The family bathroom is fully tiled and has a bath with a glass screen and mixer attachment, there is a concealed cistern WC and vanity basin with large mirror above.



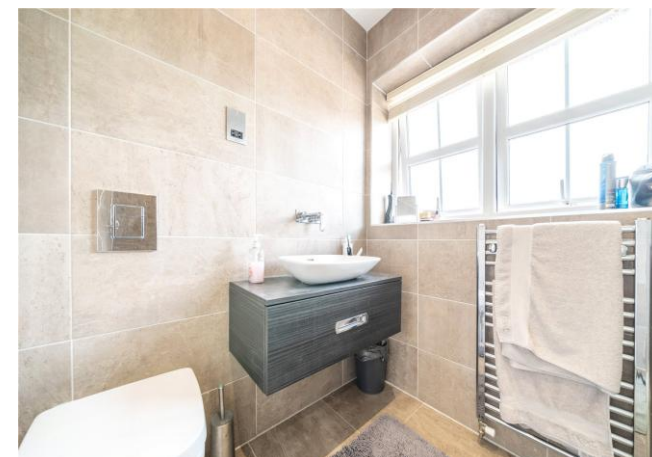
Externally, the property has an open lawn at the front/side and path to the front door. There is driveway parking at the rear of the house with the utility room door easily accessible. The garden is fully enclosed making it perfect for children and pets. Over two levels, the upper level by the house is ideal for play with artificial grass and a patio. Separated by metal railings, the lower decked space has a hot tub and low level lighting making it ideal for evenings.

### DIMENSIONS

Lounge 9' 10" x 18' 10" (3.00m x 5.74m)  
Kitchen Diner 8' 9" x 18' 9" (2.66m x 5.71m)  
Utility Room 7' 1" x 4' 0" (2.16m x 1.21m)  
WC 3' 6" x 6' 5" (1.07m x 1.96m)  
Bedroom 8' 11" x 12' 10" (2.72m x 1.65m)  
Ensuite 7' 7" x 5' 6" (2.30m x 1.68m)  
Bedroom 10' 3" x 8' 6" (3.12m x 2.59m)  
Bedroom 10' 4" x 9' 10" (3.15m x 2.99m)  
Bathroom 8' 0" x 5' 5" (2.43m x 1.65m)

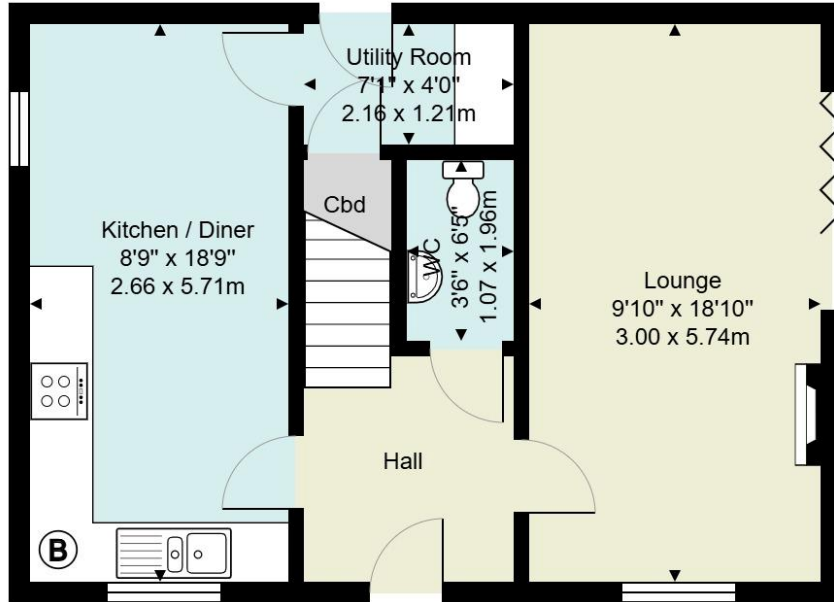
### DIRECTIONS

From Burton Road, proceed to the traffic lights, taking the second left onto Oxenholme Road. At the next traffic lights, turn left onto Kendal Parks Road and follow straight up the hill towards the new development. Turn right onto Hawthorn Way with the property located on the right hand side towards the end of the cul de sac.  
[what3words.com/twin.bucks.locked](http://what3words.com/twin.bucks.locked)

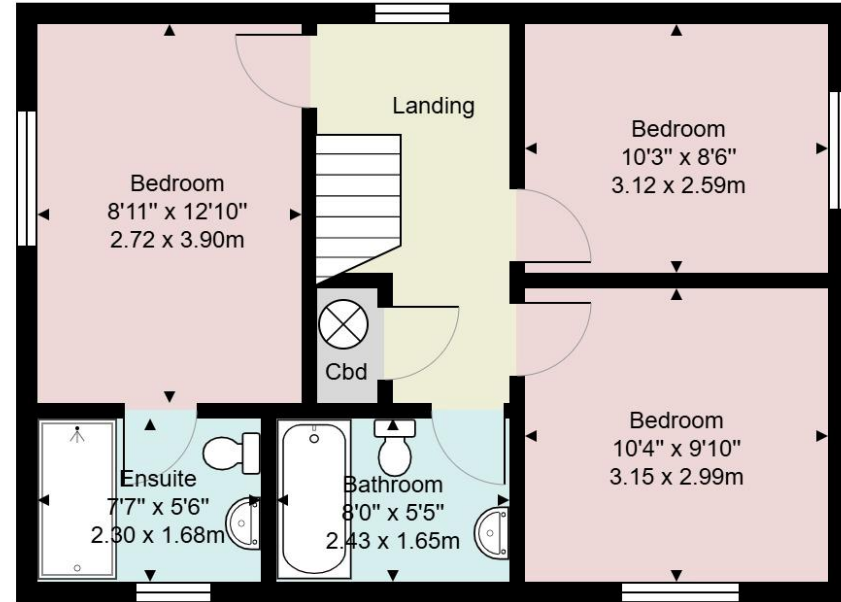








Ground Floor



1st Floor

Approx. Total Area: 1006 ft<sup>2</sup> ... 93.4 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
 Measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Stephanie Hardie

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. An annual fee is payable for the upkeep of the communal green spaces.

Council Tax Band: D

EPC Grading: B

#### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

#### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.