



7 HAWTHORN GARDENS, KENDAL, LA9 6FG
£495,000

MILNE MOSER
SALES + LETTINGS

7 HAWTHORN GARDENS KENDAL LA9 6FG



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DOUBLE
GARAGE

OVERVIEW

Built by Russell Armer, this four bedroom detached house is on the popular Briery Meadows development and has generous proportions throughout.

Located on a cul de sac, the deceptive plot allows for a double garage with parking, good sized rear garden and privacy to the rear. The ground floor accommodation interconnects from the bay windowed lounge through double doors into the dining room and then into the kitchen diner - ideal for families. There is a ground floor office/hobby room, a utility room and cloakroom/wc. Moving to the first floor are four good sized bedrooms - three with built in cupboards/wardrobes and one having an ensuite.

Gas central heated and UPVC double glazed windows, the property is ready to move into and viewing is essential. No onward chain.

ACCOMMODATION

From the driveway and front garden, a canopy porch and glazed front door leads into:

HALL

Stairs lead to the first floor and there is a radiator and ceiling light.

CLOAKROOM/WC

A must for busy families with a frosted UPVC double glazed window, a pedestal wash hand basin and WC. Radiator and a ceiling light.





OFFICE

6' 10" x 9' 4" (2.09m x 2.84m)

A perfect office/hobby or playroom. UPVC double glazed window to the front aspect overlooking the cul de sac. Ceiling light and a radiator.

LOUNGE

12' 8" x 18' 5" (3.87m x 5.61m) into bay

UPVC double glazed bay window to the front elevation. A good sized room with a stone effect fire surround and living flame fire and double doors connecting to the dining room. Two radiators, a ceiling light and both television and telephone points.

DINING ROOM

9' 3" x 9' 7" (2.83m x 2.92m)

Double glazed French doors lead to the patio and rear garden. Radiator and a ceiling light.

KITCHEN DINER

15' 7" x 9' 7" (4.76m x 2.92m)

Two UPVC double glazed windows overlook the rear garden. Fitted with oak style base and wall units, pale worktops and tiled splashbacks. There is a gas hob with canopy over, an electric under counter oven and a stainless steel one and half bowl sink with drainer. Built in cupboard under the stairs, a ceiling light, under unit lighting, spotlights and a radiator.

UTILITY ROOM

5' 1" x 7' 6" (1.56m x 2.27m)

Fitted with base units, worktop and a stainless steel sink. Wall mounted Vaillant boiler, plumbing for a washing machine, a radiator and ceiling light. Extractor.

LANDING

A galleried landing with a UPVC double glazed window to the front, a ceiling light and radiator. Built-in hot water cylinder cupboard.

BEDROOM

9' 5" x 12' 7" (2.87m x 3.85m) excluding wardrobes

Overlooking the cul de sac at the front, the principal bedroom has two double built-in wardrobes, a ceiling light and a radiator. Television point and a uPVC double glazed window.



ENSUITE

4' 9" x 4' 4" (1.45m x 1.32m) minimum
Frosted UPVC double glazed window to the rear aspect. WC, pedestal wash hand basin and a shower cubicle.. Tiling to the walls, an extractor, vanity light with shaver point and a ceiling light. Radiator.

BEDROOM

12' 8" x 9' 8" (3.87m x 2.95m)
Another front facing double bedroom with a UPVC double glazed window, a radiator and ceiling light.

BEDROOM

9' 3" x 9' 0" (2.81m x 2.74m) excluding cupboard
Overlooking the rear garden towards a playground at the rear, the third bedroom has a ceiling light, radiator and UPVC double glazed window. Built-in single cupboard.

BEDROOM

8' 10" x 9' 9" (2.68m x 2.97m) excluding cupboard
The fourth bedroom also faces the rear with outlook towards the playground. There is a single built-in cupboard, a ceiling light and radiator. UPVC double glazed window.

BATHROOM

8' 7" x 6' 7" (2.61m x 2.00m)
Frosted UPVC double glazed window to the side elevation. Fitted with a concealed cistern WC, a vanity wash hand basin and bath. Spotlights to the ceiling, an extractor and radiator. Tiling to the walls.





Ground Floor



1st Floor

EXTERNAL

To the front of the house is an open lawn area with ornamental trees and shrubs. A double width block driveway at the side leads to the garage and there is access to the rear garden.

The enclosed lawned rear garden is a good size, bounded by fencing and shrubs for privacy. A patio area adjacent to the house is ideal for summer barbecues and there is a further flagged drying area to the rear of the garage. External light.

GARAGE

19' 0" x 19' 0" (5.79m x 5.80m)

Having an electric up and over door and pedestrian door at the rear. Power, light and tap plus space for a work bench and storage within the roof space.





DIRECTIONS

Leaving Kendal on Burnside Road, continue under the railway bridge and up the rise. Turn left onto Applerigg, following straight on to Briarigg. Bear left at the green and then left again onto Hawthorn Gardens. Follow the cul de sac down with the property being located to the left hand side.
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GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: E
 EPC Grading: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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