



6 Hawesmead Drive, Kendal

£600,000



Your Local Estate Agents **Thomson Hayton Winkley**





## 6 Hawesmead Drive

### Kendal

A stunning detached house occupying a pleasant position on this popular residential area to the south of Kendal offering easy access to market town which is full of many amenities. The property is very close to local schools and colleges which are only a short walk away. There is easy access to the rest of the Lake District National park and road links to the M6 motorway.

The proportioned accommodation is ideally suited to family purchasers and briefly comprises entrance hall, sitting room, kitchen, lounge, conservatory, office, utility room and cloakroom to the ground floor. The first floor offers five bedrooms one having an en-suite, bathroom and a separate shower room. The property benefits from double glazing and gas central heating.

Outside offers a generous sized garden to the rear with patio seating area, lawn, well stocked borders and a fully working pond. To the front is the garage with driveway parking.

### GROUND FLOOR

#### SITTING ROOM

15' 8" x 12' 0" (4.78m x 3.65m)

Both max. Double glazed window, radiator, inset living gas flame fireplace.

#### KITCHEN

22' 1" x 8' 11" (6.74m x 2.73m)

Both max. Double glazed door, two double glazed windows, storage heater, good range of base and wall units, sink, integrated double oven, gas hob with extractor/filter over, integrated fridge, integrated dishwasher, tiled splashback, tiled flooring.



## OFFICE

14' 3" x 9' 5" (4.34m x 2.86m)

Both max. Double glazed window, storage heater.

## CLOAKROOM

6' 0" x 3' 3" (1.82m x 0.98m)

Both max. W.C. wash hand basin, extractor fan. tiled flooring.

## LOUNGE

12' 10" x 9' 11" (3.90m x 3.03m)

Both max. Single glazed sliding door, radiator, gas stove.

## CONSERVATORY

14' 8" x 12' 5" (4.48m x 3.79m)

Both max. Double glazed door, double glazed window, wood flooring.

## UTILITY ROOM

8' 2" x 7' 9" (2.48m x 2.37m)

Both max. Double glazed door, double glazed window, space for fridge freezer, base units, stainless steel sink, plumbing for washer dryer, tiled flooring.

## ENTRANCE HALL

12' 1" x 8' 11" (3.69m x 2.71m)

Both max. Double glazed door, double glazed windows, radiator, built in cupboard, understairs storage, wood flooring.

## PORCH

4' 6" x 3' 9" (1.37m x 1.14m)

Both max. Double glazed door, double glazed window.

## FIRST FLOOR

### BEDROOM

15' 8" x 12' 9" (4.78m x 3.89m)

Both max. Double glazed window, radiator.

### BEDROOM

14' 4" x 10' 0" (4.38m x 3.05m)

Both max. Double glazed French doors to balcony, double glazed window, radiator, recessed spotlights.







#### **BEDROOM**

12' 2" x 8' 0" (3.71m x 2.44m)  
Both max. Double glazed window, radiator.

#### **BEDROOM**

10' 10" x 10' 8" (3.29m x 3.25m)  
Both max. Double glazed window, radiator, built in cupboard

#### **EN-SUITE**

7' 8" x 4' 8" (2.34m x 1.43m)  
Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, recessed spotlights, extractor fan, tiled flooring.

#### **BEDROOM**

9' 0" x 8' 11" (2.74m x 2.72m)  
Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

#### **BATHROOM**

8' 8" x 8' 4" (2.63m x 2.53m)  
Both max. Two double glazed windows, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, fully tiled walls, extractor fan, recessed spotlights, tiled flooring.

#### **SHOWER ROOM**

5' 9" x 2' 7" (1.76m x 0.79m)  
Both max. Fully panelled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlight, tiled flooring.

#### **HALLWAY**

16' 11" x 2' 11" (5.16m x 0.89m)  
Both max. Recessed spotlights.

#### **LANDING**

8' 5" x 5' 9" (2.57m x 1.74m)  
Both max. Double glazed window, loft access.









## OUTSIDE

A generous sized garden with a patio seating area, well kept lawn, stocked borders and a feature pond to the rear. Driveway parking to the front

## GARAGE

25' 00" x 15' 48" (7.62m x 4.72m) Up and over door, double glazed door, double glazed window, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND E

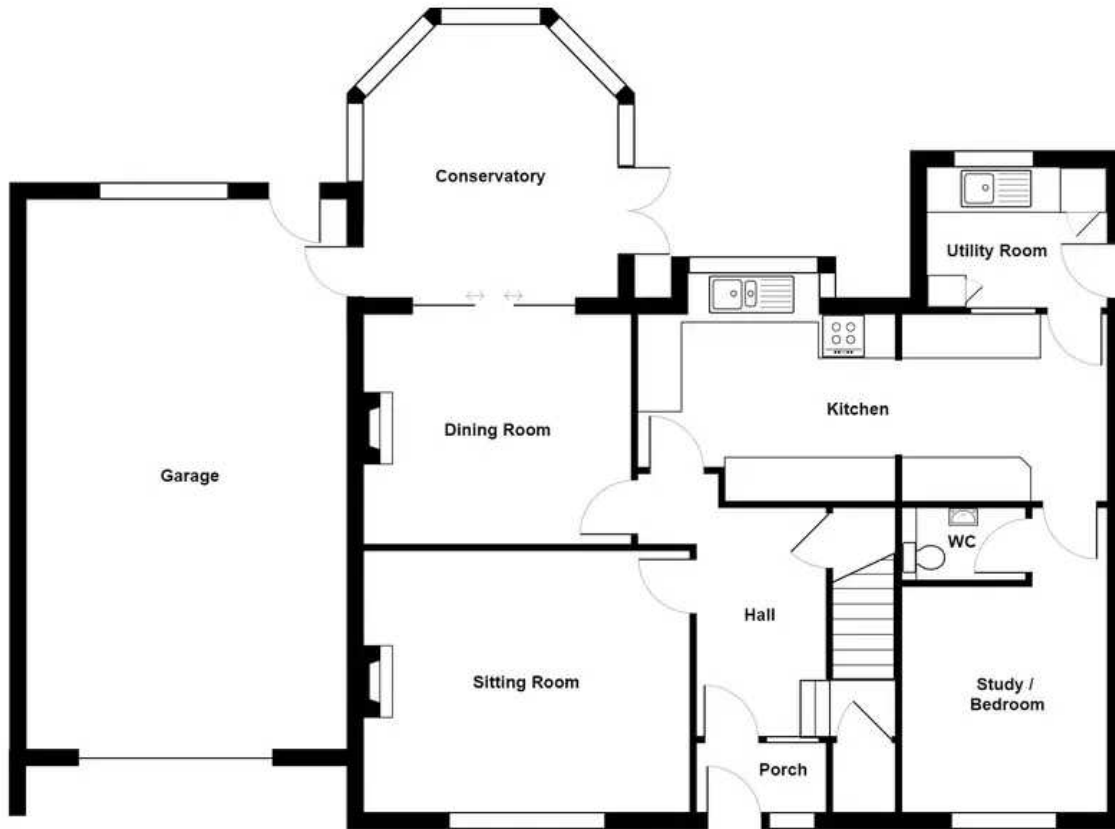
## TENURE: FREEHOLD

## DIRECTIONS

From our Kendal office, turn right onto Sandes Avenue then turn right onto Stramongate. Follow the one way system along New Road and Aynam Road, keep right and then turn right over Nether Bridge and bearing left onto Milnthorpe Road. At the traffic lights by the college turn right on to Hawesmead Avenue then the second left on to Hawesmead Drive and number 6 is located on the right.

WHAT3WORDS: flock.remian.wished.





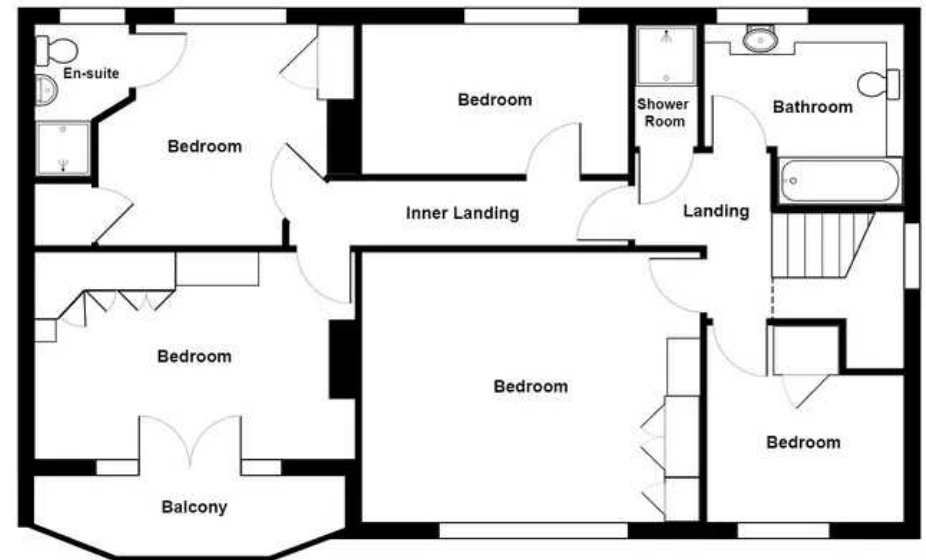
Ground Floor



6 Hawesmead Drive, Kendal

Total Area: 207.7 m<sup>2</sup> ... 2236 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
© North West Inspector.



First Floor





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **Thomson Hayton Winkley**