



3 Thornthwaite Avenue, Kendal
£525,000



3 Thornthwaite Avenue

Kendal

This spacious detached four bedroom family home is perfectly situated with excellent access to local amenities, including schools, Oxenholme train station, and a range of shops. Convenient road links make it easy to reach the Lake District National Park as well as the M6 motorway, combining peaceful living with excellent connectivity. The ground floor features a stylish modern fitted kitchen with a bright and airy dining area, ideal for family meals and entertaining. There is also a comfortable sitting room perfect for relaxation, along with a practical utility room and a convenient downstairs cloakroom, adding to the home's functionality.

Upstairs, you'll find four generous double bedrooms, three of which include built in wardrobes, while the master bedroom benefits from a private en-suite bathroom. A contemporary four piece family bathroom completes the first floor, designed with quality fixtures and modern finishes.

Outside, the property boasts easy to maintain gardens to both the front and rear, with the rear garden being south facing, providing pleasant outdoor spaces for all the family to enjoy. Additionally, there is a detached garage and a driveway with parking for two cars, offering excellent storage and parking solutions.

- Spacious detached four bedroom family home
- Stylish, modern fitted kitchen complemented by a bright and airy dining area
- Comfortable and inviting sitting room, perfect for relaxing or entertaining
- Four generous double bedrooms, three with built-in wardrobes and one featuring a private en-suite bathroom
- Contemporary four piece family bathroom with high quality fixtures
- Practical utility room and convenient downstairs cloakroom for added functionality
- Garage and driveway with parking space for two cars
- Easy to maintain front and rear gardens, offering pleasant outdoor spaces
- Excellent access to local amenities including schools, Oxenholme train station, and a variety of shops
- Convenient road links providing quick access to the Lake District National Park and the M6 motorway





HALL

8' 11" x 7' 7" (2.71m x 2.31m)

SITTING ROOM

14' 10" x 13' 8" (4.53m x 4.16m)

KITCHEN DINER

21' 8" x 18' 6" (6.60m x 5.63m)

UTILITY ROOM

7' 3" x 6' 7" (2.20m x 2.01m)

CLOAKROOM

6' 0" x 4' 10" (1.84m x 1.48m)

LANDING

23' 1" x 7' 3" (7.03m x 2.20m)

BEDROOM

13' 8" x 12' 1" (4.17m x 3.68m)

EN SUITE

7' 9" x 6' 10" (2.35m x 2.09m)

BEDROOM

11' 3" x 9' 0" (3.42m x 2.74m)

BATHROOM

8' 11" x 8' 7" (2.73m x 2.62m)

BEDROOM

10' 3" x 9' 0" (3.12m x 2.75m)

BEDROOM

11' 8" x 9' 3" (3.55m x 2.83m)

GARAGE

21' 0" x 10' 6" (6.41m x 3.20m)



DIRECTIONS: 3 Thornthwaite Avenue is conveniently located in Kendal, easily accessible via the A591. If coming from the south or north, take the A591 towards Kendal town center. From the town center, follow signs to Oxenholme and the A65. Thornthwaite Avenue is off the A65, just a short drive from Kendal's amenities and Oxenholme train station. There is ample parking available on the driveway and nearby streets. WHAT3WORDS: ///chats.lines.limit

SERVICES

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

Council Tax band: F

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Tenure: Freehold

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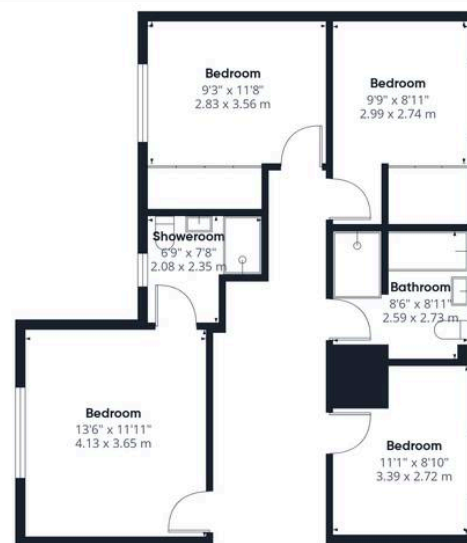








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1463 ft²

136 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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