



Endmoor

£497,500

2 Wakefield Drive, Endmoor, Kendal, Cumbria, LA8 0BF

A quality detached contemporary modern house, that is well designed and finished to a high standard and specification. Offered for sale in show home condition and immaculately presented throughout, this really is a home that is ready to move into and enjoy. The generous layout offers a spacious entrance hall with cloakroom, a living room and sitting room, an excellent family/dining kitchen and good utility room. Upstairs are five bedrooms, two with their own En-suites and a four-piece bathroom.

The gardens have been landscaped and are well-tended, the garage door opens remotely and the drive offers off road parking for two cars. A conveniently situated home for regional and national travel with easy access to the mainline railway station at Oxenholme, Junction 36 of the M6 and the village bakery and school are nearby – the next step is an appointment to view!

Quick Overview

- Detached modern family home
- Well designed & finished to a high standard
- Show home condition
- Living room, sitting room & cloakroom
- Excellent family/dining kitchen & utility
- Five bedrooms & family bathroom
- Two en-suite's
- Well tended front & back gardens
- Garage & off-road parking
- Broadband speed up to 1000 Mbps



5



3



2



B



1000 Mbps



Garage & off-road parking

Property Reference: K6673



Living Room



Sitting Room/Dining Room



Utility Room



Cloakroom

Location: Wakefield Drive is conveniently located on the fringe of the South Lakeland village of Endmoor being close to local shops and primary school and within easy reach of the M6 motorway at the Farleton Interchange Junction 36.

Wakefield Drive forms part of the new Fellside Manor Residential Estate being built by Storey Homes. On approaching Endmoor (A65) from Kendal, the property can be found by taking the first turning left into the estate, then immediately right, where number 2 is then the second property on your left.

The village of Endmoor has a thriving community with village shop, bakery, club and primary school. It is also in the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale, for which a free bus is run by Cumbria County Council from the village.

Property Overview: Those that make an appointment to view this excellent detached contemporary family home will from the minute they step into the light and airy 21' entrance hall will begin to appreciate the quality and high standard of finish that continues to flow throughout.

From the entrance hall with its deep double coats cupboard the staircase rises up to the first floor. A door to the right opens into the integral garage and a door to the left into a large cloakroom with complementary tiled flooring and co-ordinating part tiled walls, window, extractor, WC and wash hand basin.

To the front enjoying an aspect across to open fields is a sitting room or perhaps for use as a formal dining room. To the rear is the living room with French doors that open to the enclosed rear garden.

But the real wow is when you enter into the excellent family/dining kitchen with its bi-fold doors that also open to the rear garden. The kitchen has been fitted and equipped to a high standard from the attractive polished tiled flooring to the Silestone worktops. A range of soft close wall and base units are complemented by the matching island unit with breakfast bar and inset bowl and half Franke stainless steel sinks. Kitchen appliances include an AEG induction hob with stainless steel cooker hood and extractor over, and NEFF integrated fridge freezer, dishwasher, Pyrolytic oven and combination microwave oven.

The adjoining utility room has a door to outside and is fitted with a range of base units and a useful larder cupboard. Silestone worktop with inset bowl and drainer. Plumbing for washing machine and a radiator.

Upstairs is a spacious landing with loft access and a deep airing cupboard with pressurised hot water cylinder and shelving for linen.

The master bedroom enjoys an open aspect to the front across open fields and has an excellent En-suite shower room with window, complementary part tiled walls and attractive co-ordinating flooring. A three piece suite comprises; a large walk-in shower cubicle with rainfall shower head and separate hand held attachment, pedestal wash hand basin and WC. Chrome vertical towel radiator, extractor fan and downlights.



Excellent Family Dining Kitchen



Excellent Family Dining Kitchen



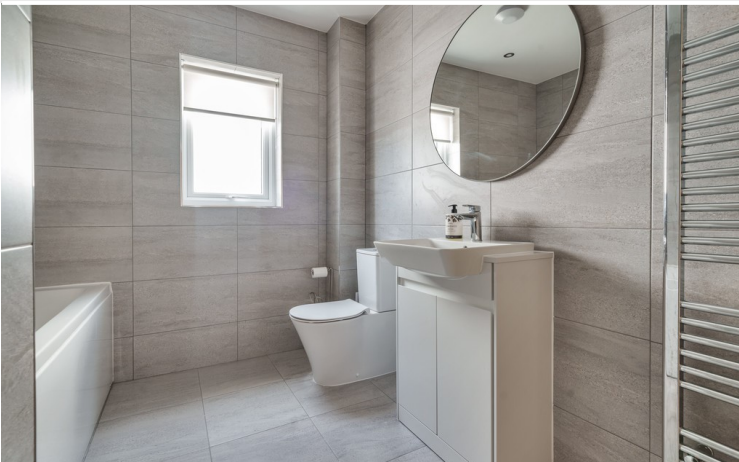
Bedroom 5



Bedroom 4



Bedroom 3



Family Bathroom

Bedroom 2 overlooks the rear garden and again has an excellent En-suite shower room with window, complementary part tiled walls and attractive co-ordinating flooring. A three piece suite comprises; a large walk-in shower cubicle with rainfall shower head and separate hand held attachment, pedestal wash hand basin and WC. Chrome vertical towel radiator, extractor fan and downlights.

Bedroom 3 & Bedroom 4 are both good doubles with Bedroom 5 being a large single that is currently being used as a home office - so no fighting for who gets the biggest bedroom.

The house bathroom is well tiled with attractive part tiled walls and tiled flooring, window and extractor fan. A four piece suite that comprises; a large shower cubicle with rainfall shower head and separate hand held attachment, a deep double ended bath with central tap and shower mixer, vanity unit with wash hand basin and a WC. Chrome vertical towel radiator, and downlights.

Completing the picture is the large integral double garage which is well insulated with an electric door, wall mounted Vaillant boiler and that all important car charging point. A brick paved driveway to the front of the garage offers off road parking and the gardens are well tended. Viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Spacious Entrance Hall

21' 5" x 6' 10" (6.53m x 2.08m)

Cloakroom

Living Room

16' 2" x 12' 11" (4.93m x 3.94m)

Sitting Room

10' 6" x 9' 5" (3.2m x 2.87m)

Excellent Family/Dining Kitchen

16' 6" x 15' 4" (5.03m x 4.67m)

Utility Room

7' 1" x 6' 2" (2.16m x 1.88m)

First Floor

Landing

Master Bedroom with En-suite

13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom 2 with En-suite

13' 4" x 9' 6" (4.06m x 2.9m)

Bedroom 3 (front)

16' 8" x 8' 6" (5.08m x 2.59m)

Bedroom 4 (rear)

13' 3" x 9' 8" (4.04m x 2.95m)

Bedroom 5

9' 5 into bay" x 9' 2" (2.87m x 2.79m)

Four Piece Bathroom

Integral Garage 17' 3" x 16' (5.26m x 4.88m)



Master Bedroom with En-suite



Bedroom 2 with en-suite



Rear aspect and garden



Enclosed rear garden



View from front elevation

Outside: The property has the benefit of a brick paved driveway to the front of providing off road parking for two vehicles together with a lawned garden with planted borders.

To the rear is a private enclosed landscaped garden being particularly safe for children and pets, with two paved patios ideal for outdoor living on a sunny day, well stocked flower borders, lawn and dwarf box hedging.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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.

Request a Viewing Online or Call 01539 729711

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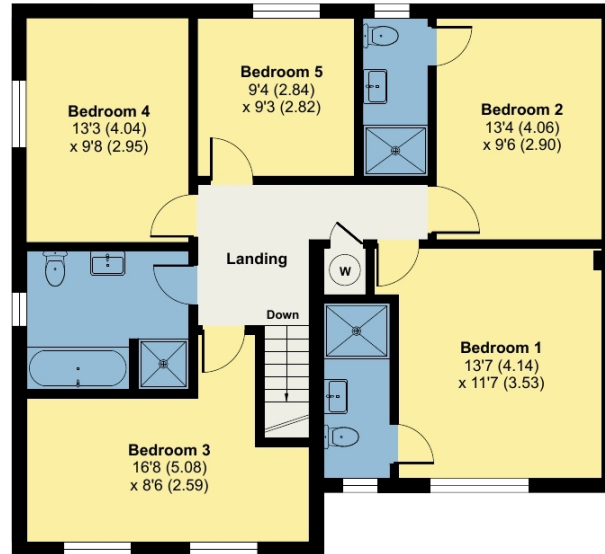
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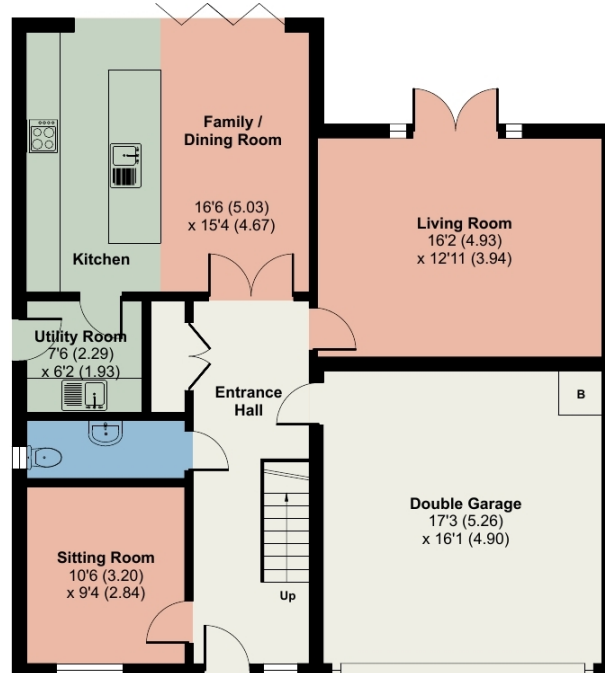
Wakefield Drive, Endmoor, Kendal, LA8

Approximate Area = 2123 sq ft / 197.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 991957

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