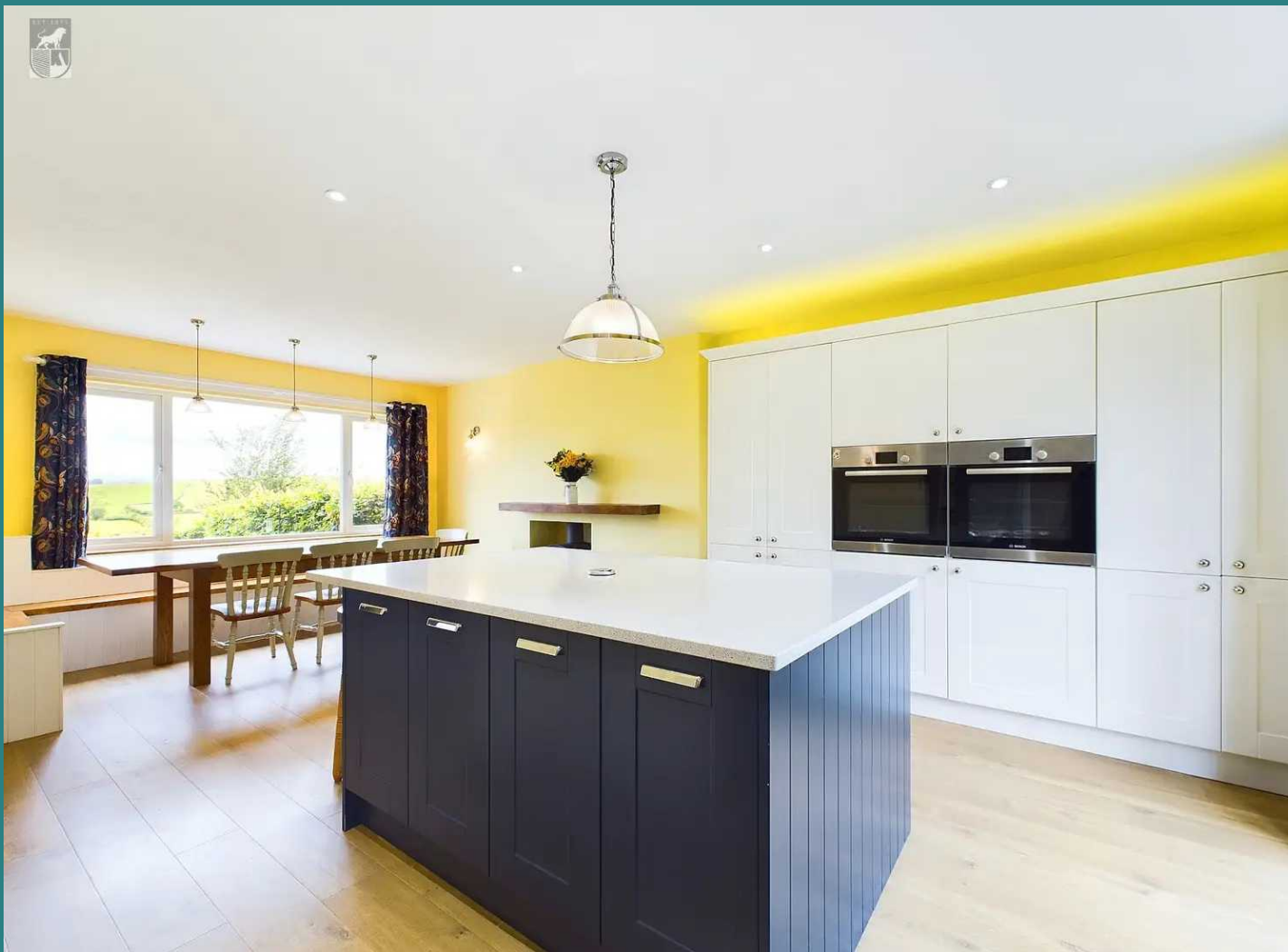




15 Warwick Drive, Endmoor
£360,000





15 Warwick Drive

Endmoor, Kendal

A stunning 4-bedroom semi-detached house offering a cosy lounge, a modern and spacious kitchen/dining room, ground floor WC, and a utility room. The first floor accommodates four bedrooms and a family bathroom, providing ample space for a growing family. Offering fantastic views, this home also features front and rear gardens, perfect for outdoor relaxation, along with off-road parking for added convenience. Please note that local occupancy regulations apply to this delightful family home.

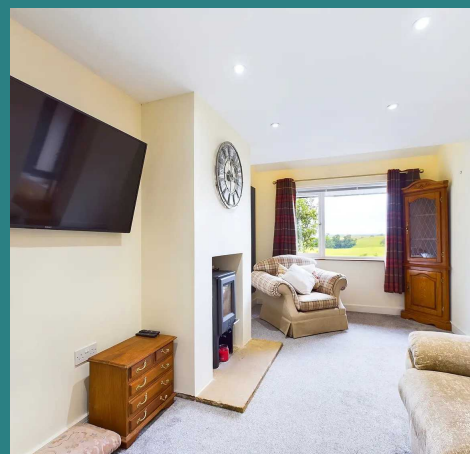
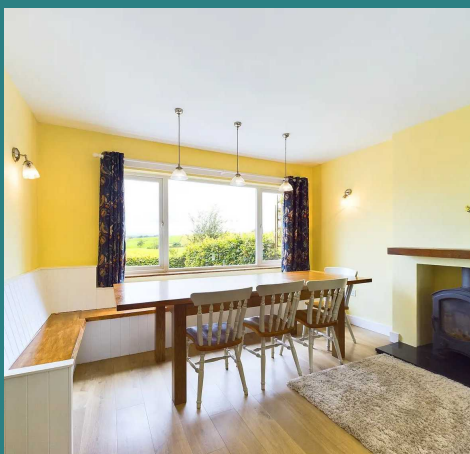
Travel south out of Kendal along the A65. Turn right onto Summerlands just before the turning to Gatebeck on your left. Bear left onto Eskrigg Lane and take the second right onto Warwick Drive, where the property is located on the right-hand side.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



ENTRANCE

From the front of the property, the entrance door with glazing and glazed panels on either side opens to the hallway.

HALLWAY

With a modern radiator and glazed doors opening to the lounge and the kitchen/diner. Stairs rise to the first-floor landing, and there is access to the understair storage area.

LOUNGE

To the front of the property, the lounge has a recessed fireplace housing a wood-burning stove with stone hearth, two modern radiators, and a uPVC double-glazed window.

KITCHEN/DINING ROOM

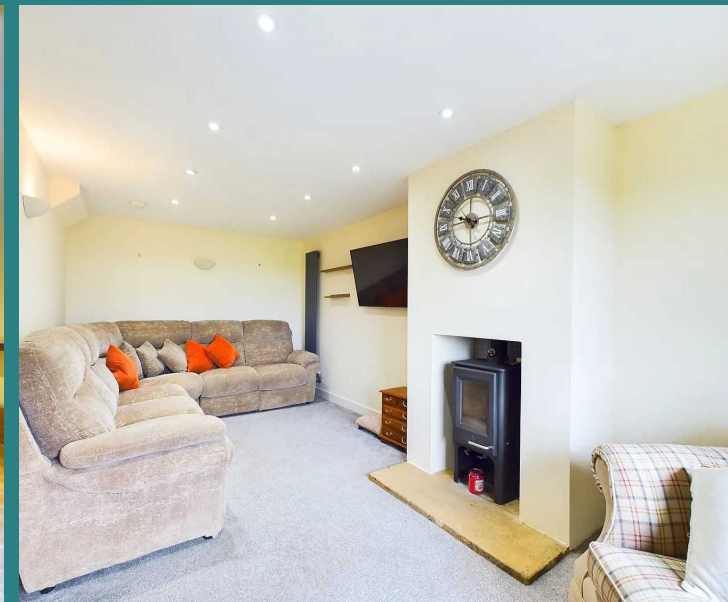
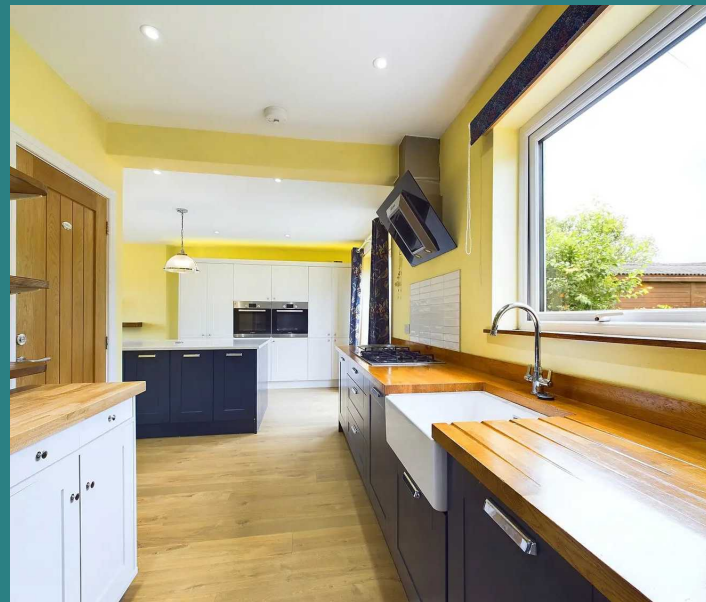
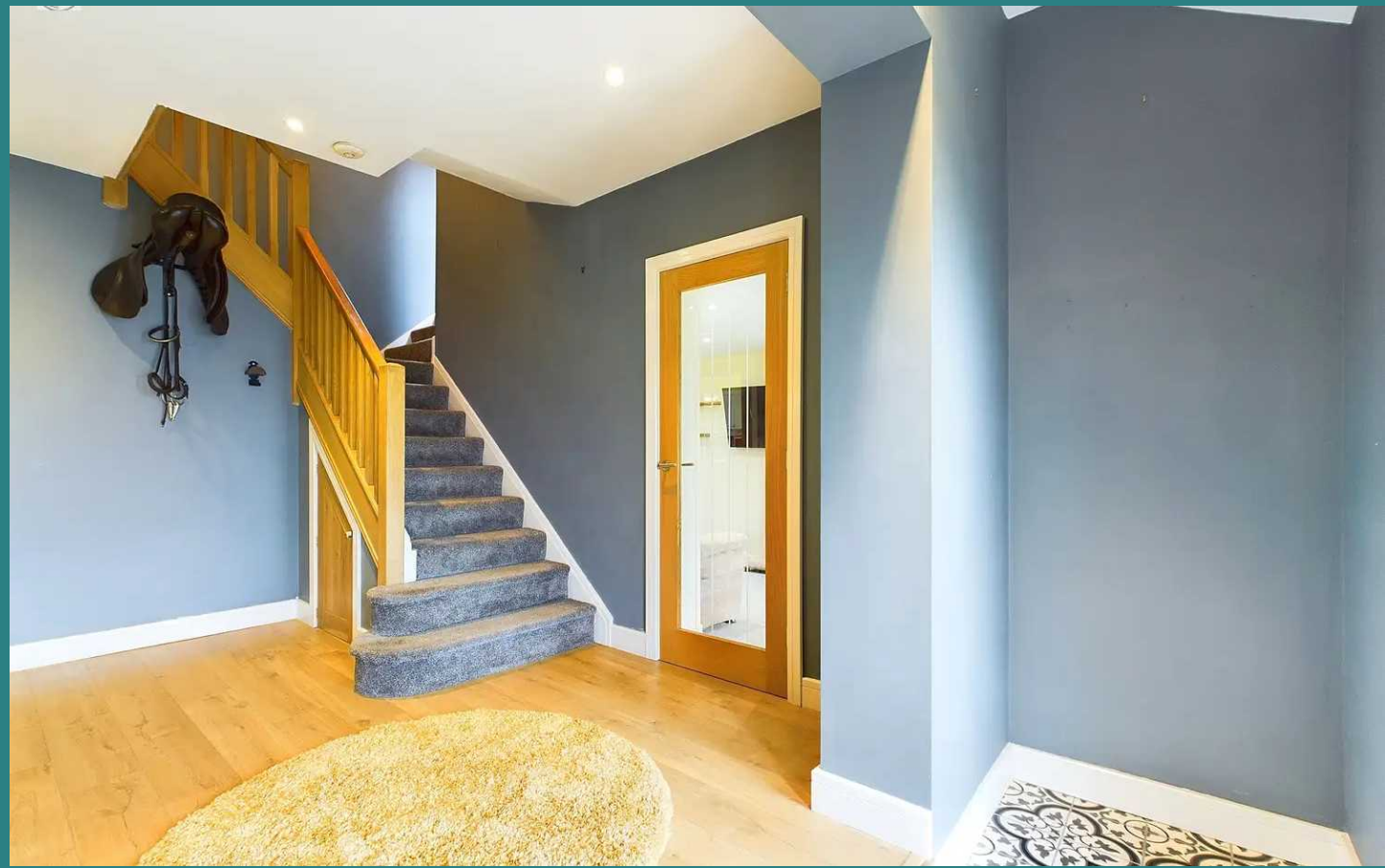
The dining area, to the front of the property, has built-in bench seating below the uPVC double-glazed window that provides fabulous views across the fields. There is a modern radiator, a recessed fireplace housing a wood-burning stove, a timber mantle, and a stone hearth. The kitchen has a good range of fitted storage units, a kitchen island providing additional storage, a breakfast bar, and a pop-up power bank. There are two built-in ovens, a five-burner gas hob, a butler sink, an integrated dishwasher, and space for a large freestanding fridge. There is a radiator, a uPVC double-glazed window to the rear, and uPVC double patio doors opening to the rear garden. Doors open to the ground-floor WC and the utility room.

GROUND FLOOR WC

The suite comprises a WC and a wall-mounted washbasin. There is a built-in storage cupboard.

UTILITY ROOM

With some fitted storage units and a complementary worktop incorporating a stainless steel sink, space with plumbing for a washing machine, and a wall-mounted Ideal boiler. There is a uPVC double-glazed window and a glazed door to the rear garden.





FIRST FLOOR LANDING

The stairs split part way up, and to the right are bedrooms three and four. To the left, the landing has doors opening to the other two bedrooms and family bathroom.

BEDROOM ONE

To the front of the property, this room has three modern radiators and two uPVC double-glazed windows providing wonderful views across the fields. There is a door to a walk-in wardrobe.

BEDROOM TWO

To the rear of the property, there is a radiator and a uPVC double-glazed window.

BATHROOM

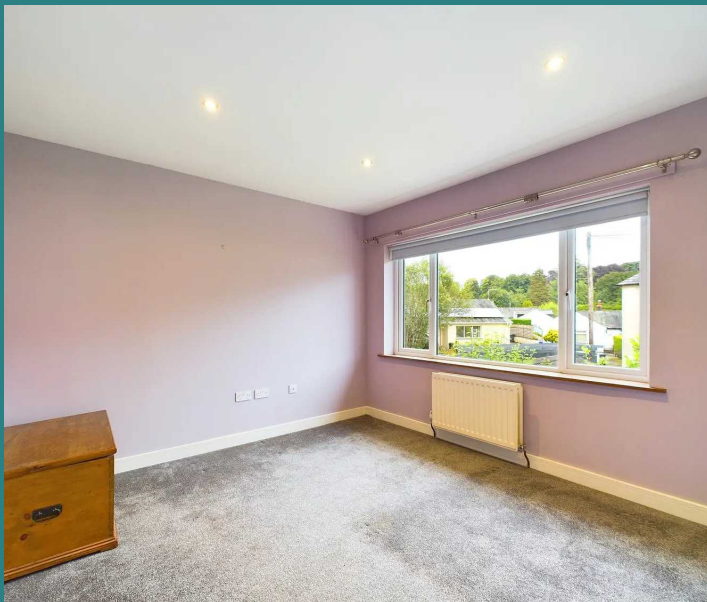
The suite comprises a double-ended panel bath with dual shower heads, a wall-mounted washbasin, and a WC. There is a modern radiator, a door to a built-in shelved storage cupboard, and a high-level uPVC double window with privacy glazing.

BEDROOM THREE

To the front of the property, this room has a built-in wardrobe, a modern radiator, a uPVC double-glazed window, and a Velux window.

BEDROOM FOUR

To the rear of the property, there is a built-in wardrobe and open shelving, a modern radiator, a uPVC double-glazed window, and a Velux window.



GARDEN

To the front of the property is a timber-gated vehicular access to a block-paved driveway; steps rise to the entrance door; there is an area of lawn with a hedged border and a paved patio giving a far-reaching view over the countryside. There is a planted bed and a block-paved path to the side of the property leading to the rear. A timber gate opens to the rear garden, which has a paved patio, lawn, timber garden shed, and greenhouse.

DRIVEWAY

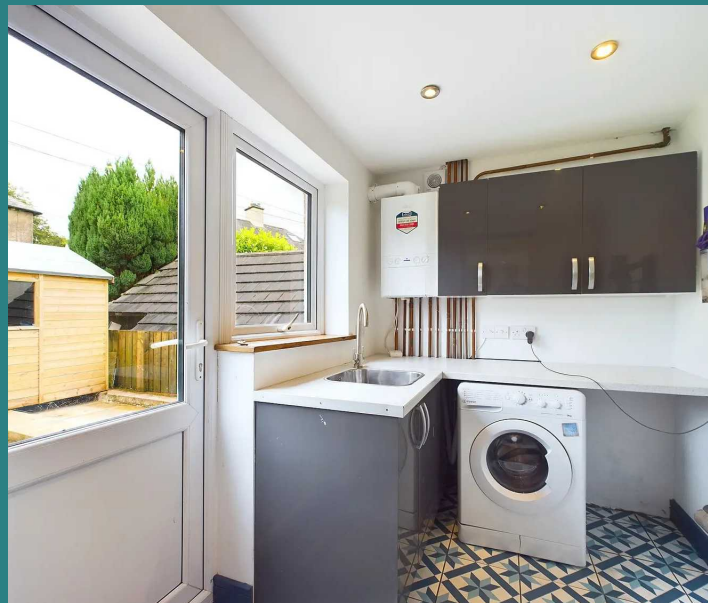
Block paved driveway to the front of the property providing off road parking for two vehicles.

SERVICES: Electric, gas, mains water, mains drainage, B4RN broadband, gas central heating

ADDITIONAL INFORMATION:

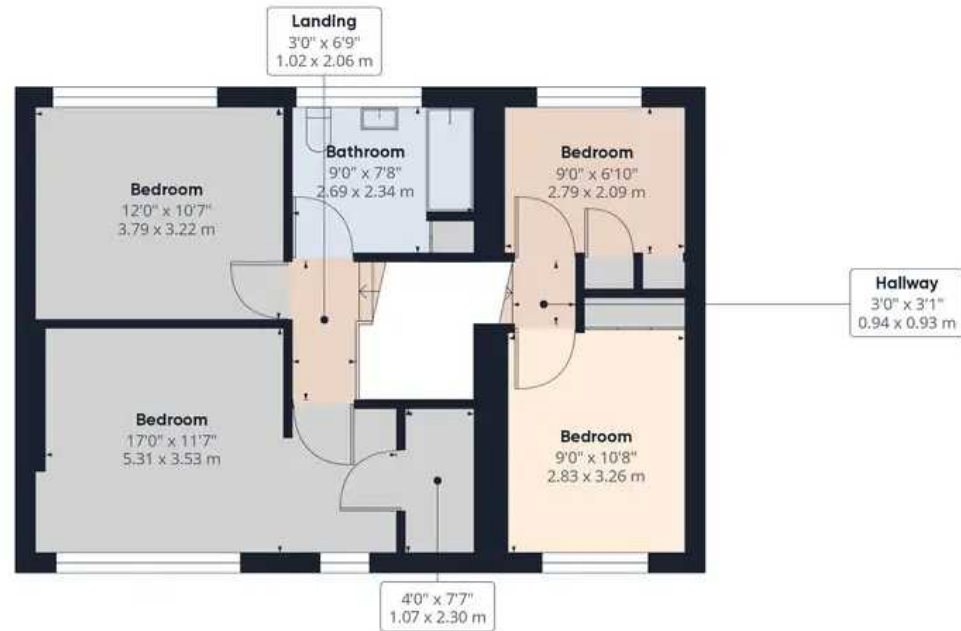
Sale of this property is subject to outstanding probate.

Local Occupancy restriction - this is an ex Council property and as such any prospective purchasers will be required to be able to provide their solicitor with evidence of living or working within the County of Cumbria a three years prior to purchase. Only one person is required to provide this evidence.





Ground Floor



Floor 1



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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