



£385,000
WARTH VIEW, ENDMOOR

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DIRECTIONS:
Enter Endmoor along the A65 and turn into Woodside Road and immediately right into Enyeat Road. Follow this road down the hill and turn right into Dove Nest Lane. This property is located on the left-hand side identified by our "For Sale" board.

EPC: CURRENT 70 POTENTIAL 80 COUNCIL TAX BAND: D
TENURE: Freehold
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING

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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£385,000 WARTH VIEW, ENDMOOR, LA8 0EY

A rare opportunity to acquire a well-maintained and beautifully presented home. Warth View is both stylish and elegant, located in the peaceful village of Endmoor and ideally tucked away with the most incredible views over open countryside towards Warth Hill. This spacious four bed detached dorma bungalow has an abundance of space for a large family and has been lovingly upgraded by the current Vendor. Downstairs are two reception rooms, a large kitchen with two utility rooms (one houses a wc), two bedrooms and a family bathroom. Upstairs are a further two bedrooms and bathroom. Outside the gardens are stunning with a blue wisteria draped pergola, a beautiful fishpond with water feature and plenty of parking. This property is certainly worth viewing!.....



ENTRANCE PORCH The double uPVC doors lead into the porch which then takes you into the hall.

HALL Doors lead into the kitchen, dining room, lounge, two bedrooms, bathroom and storage cupboard, stairs to the landing with under stairs cupboard, window to the front.

KITCHEN 17' 9" x 9' 6" (5.41m x 2.9m) Modern base, wall, drawer and display units with complementary work surface, 1 1/2 bowl sink unit, range style cooker with Hotpoint extractor fan, integrated dishwasher and fridge/freezer, timber doors to the utility room and workshop, double doors out to the front aspect, window to the side.

UTILITY ROOM/W.C. 6' 11" x 4' 9" max (2.11m x 1.45m) max Window to the side, w.c., sliding door to the utility, 1 1/2 bowl sink unit, work surface and space and plumbing for washing machine, Worcester gas boiler, door to the rear garden.

WORKSHOP 9' 6" x 6' 7" (2.9m x 2.01m) Drawer and wall units with work surface over, workbench with built in cupboards above, coat hook rack, dual aspect windows.

DINING ROOM 12' 9" x 12' 4" (3.89m x 3.76m) Feature multi fuel stove fire sitting on slate style hearth with timber mantle over, double doors with glazed panels and windows either side lead to the rear garden, double doors lead through to the lounge.

LOUNGE 12' 11" x 12' 5" (3.94m x 3.78m) Feature fireplace with log effect fire, marble effect hearth and surround, bay window overlooking the rear.

STORE 5' 9" x 2' 8" (1.75m x 0.81m) Coat hook rack, built in store cupboard, window to the front.

BEDROOM ONE 12' 5" x 11' 3" (3.78m x 3.43m) A double room with built in wardrobes and bedroom furniture, dual aspect windows.

BEDROOM TWO 10' 3" x 7' 10" (3.12m x 2.39m) A double room with window to the side.

BATHROOM 9' 3" x 5' 4" (2.82m x 1.63m) A white suite comprises bath, corner shower cubicle, vanity unit with wash hand basin and w.c., ladder style radiator, extractor fan, window to the rear.

LANDING Doors to two bedrooms and bathroom, access to under eaves storage, restricted head height in part, Velux window.

BEDROOM THREE 16' 1" x 11' 2" (4.9m x 3.4m) A double room with restricted head height in part, window to the side.

BEDROOM FOUR 12' 0" x 9' 10" (3.66m x 3m) A further double room with restricted head height in part, window to the side.

BATHROOM 11' 4" x 6' 4" (3.45m x 1.93m) A white suite comprises bath with Triton shower over, screen, pedestal wash hand basin and w.c., extractor fan, restricted head height in part.

EXTERNALLY The drive and gates lead to the ample private off road parking and the carport, raised patio area, fish pond with fountain and waterfall, fuel and bin stores, mature planting, pergola and useful garden shed and lean to greenhouse.

To the rear is a lawn area with mature planted borders, garden arch, paved seating area.

