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Chambers Place, Endmoor

Offers In Excess Of £320,000



This turn key property is chain free and ready for immediate occupation. Situated within the fully completed new build site, overlooking the "Crescent Green at Chambers Place, Endmoor". Ideal for families looking to move into a low maintenance easy to maintain property. The current owner has paid a substantiable sum to personalise and add internal upgrades throughout. Offering a spacious light and airy layout; with an inner entrance hallway, ground floor W.C. Open plan modern and contemporary dining kitchen with French doors to the garden. First floor family bathroom suite, two double bedrooms, (the master with pleasant views across the Crescent Green with access to an ensuite shower room) and the third ideal as single room or office space.

Outside the property you will find driveway parking for two vehicles, a front lawn with pathway and an enclosed gated private garden with terrace to the rear.

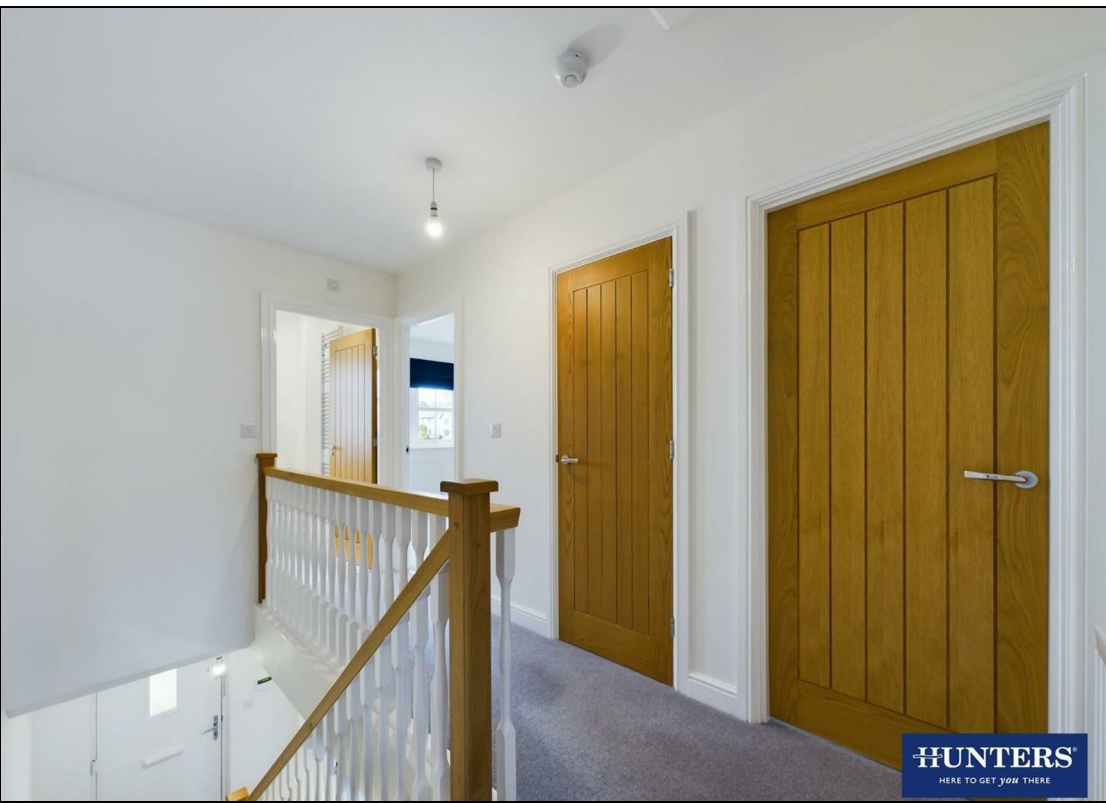
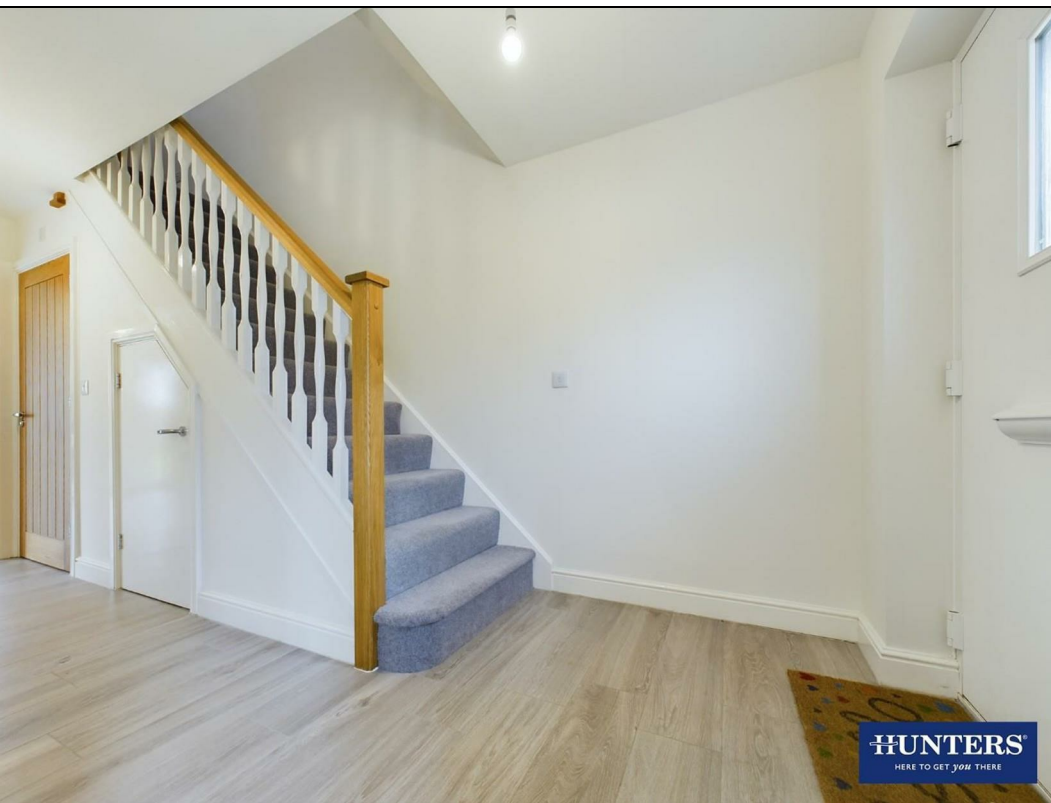
The property was newly built and signed off within 2022 and the additional extras completed within this modern family home include, a security alarm, modern ceramic tiling throughout the hallway, into the open-plan kitchen dining room, following into the ground floor W.C. Internal oak doors, wool carpets, along with the fridge freezer and splashback within the kitchen, there are also fitted blinds within the living room, bedrooms and bathroom. With the added option to acquire the washing machine and dryer by separate purchase.

Endmoor is a quiet village bordering the South Lakes town of Kendal. Its local facilities include a club house, village bakery, community hall and primary school. Benefitting from easily accessible links to the M6 motorway and the mainline train station at Oxenholme.

KEY FEATURES

- Newly built and completed within 2022
 - Fully completed build site
 - Pretty village location of Endmoor
- Open views towards the "Crescent Green"
 - Modern and contemporary finish
 - Open plan kitchen diner
 - Living room with views
 - Three bedrooms
- Family bathroom plus ground floor W.C.
 - Energy performance report B







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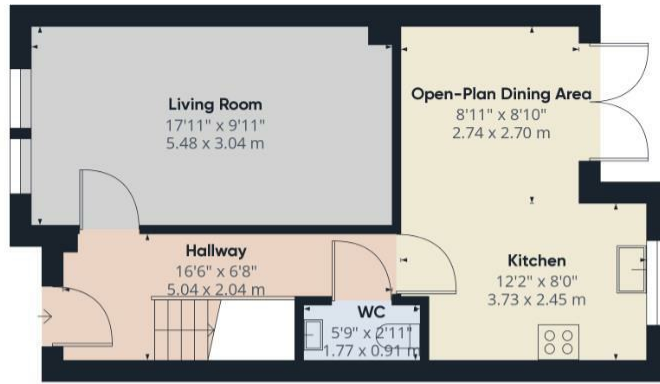
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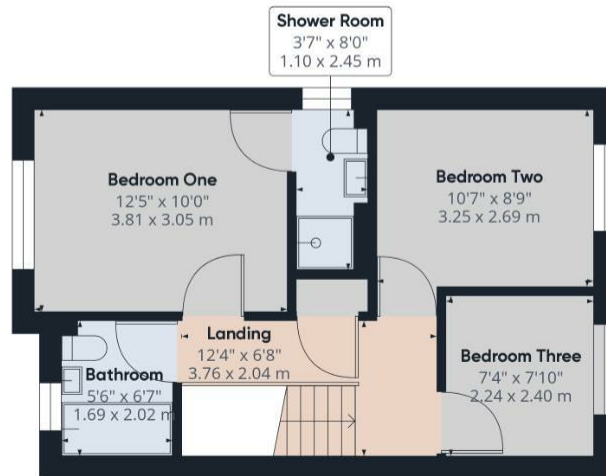
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

884.78 ft²
82.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
84	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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