



49 Chambers Place

Endmoor, Cumbria, LA8 0BQ

Guide Price £575,000

49 Chambers Place

Endmoor, Cumbria

Looking for an impressive 5-bedroom detached house, then look no further. Situated in a new build development, 49 Chambers Close offers the perfect family home in both a convenient and desirable location overlooking a unique open green. This family sized accommodation boasts lounge, well equipped modern dining kitchen with breakfast island, both with access out to the garden, utility room, multi purpose room – lounge / office / dining room , downstairs cloakroom and integral double garage. To the first floor you will find 5 double bedrooms, two of which have ensembles and a family bathroom. Outside the property has a delightful low maintenance garden which offers privacy as it is not overlooked, with a lawn area and planted borders, two paved patio areas perfect for alfresco dining on those long summer evenings. A paved area down the side of the garden provides an ideal location for a garden shed, allowing for convenient storage solutions. To the front of the property, well-manicured lawns line the perimeter of the block paved driveway with parking for two vehicles. There is additional parking available on the private road.

Endmoor is a quiet village just a short drive from 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 (2miles) and the mainline train station at Oxenholme that links to Scotland and London (3miles).



Accommodation

Through the front door you are met with an impressive hallway.

Reception Hallway

With white marble tiled floor continuously through to the dining kitchen, deep spacious storage cupboards, downstairs cloakroom with WC and wash hand basin, internal access into the garage and stairs going up to the first floor.



Dining Kitchen

The white marble tiles lead seamlessly into a stunning modern kitchen and utility room finished with white units. Flooded with natural light from the 5 glass panelled bi-fold doors which offer direct access to the garden. There is a wide range of fitted AEG appliances including dishwasher, fridge freezer, induction hob, eye level double ovens and a wine fridge. There is a central breakfast island, with ample space for breakfast stools and it has a sink unit and drainer. The room still has plenty of space for separate dining table and storage units.



Utility Room

A convenient utility room off the kitchen with an integral AEG washer/dryer, sink and further storage cupboards. An external door leads out to the side of the property and to the rear garden.

Lounge

A spacious light and airy family lounge with double French doors leading out to the garden. A spacious room, with ample space for two large sofas with space to create the perfect relaxing area.



Multi purpose room – lounge / office / dining room

This is a great space to create a second lounge, home office or dining room, enjoying views at the front of the property across the open green.



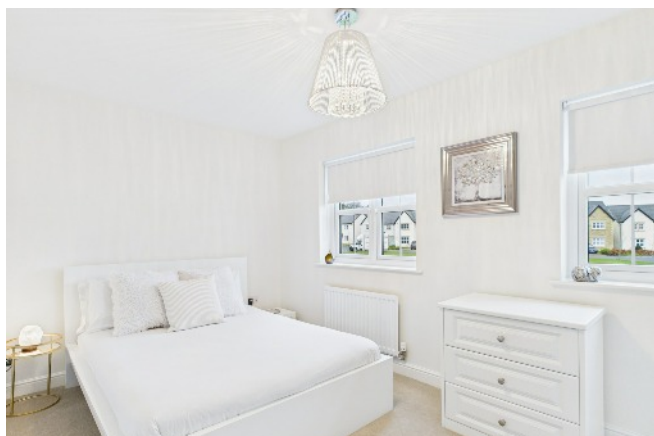
Cloakroom

A spacious downstairs WC, with a pedestal hand basin and a window with obscure glass.

Downstairs hallway

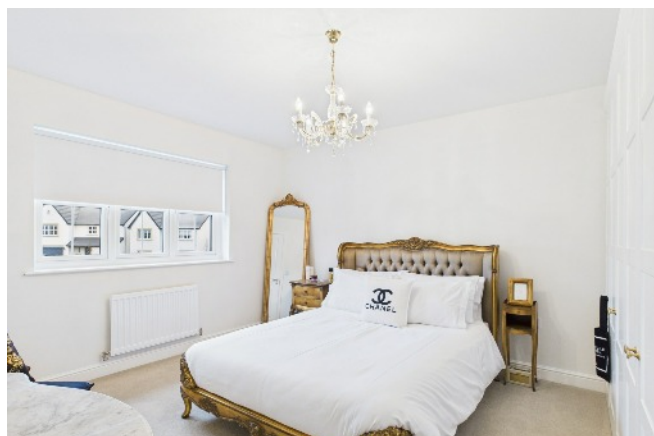
Stairs lead up to the first floor spacious landing which has loft access





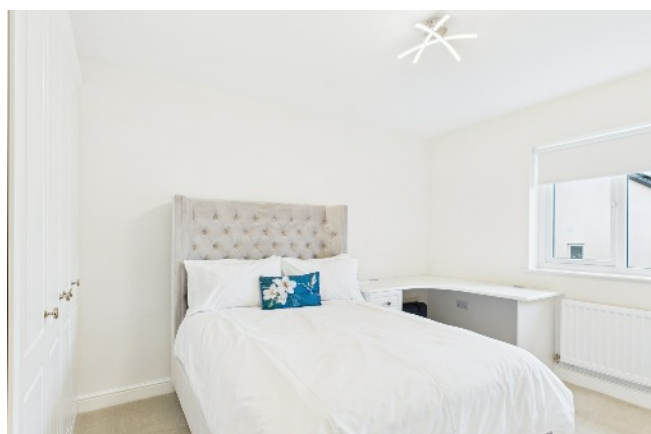
Main bedroom - with Ensuite

A spacious, light and welcoming King sized double bedroom, currently with fitted wardrobes (that can be included after negotiation). There is an en-suite with fully floor to ceiling tiled walls and matching floor tiles, shower cubical with a dual rainfall shower head, pedestal style hand basin and WC. A chrome ladder style radiator, LED mirror, recessed flush mounted downlighters and window with obscure glass.



Bedroom Two - with Ensuite

At the rear of the property with views over the garden and beyond a further double room with fitted wardrobes. The ensuite offers a touch of luxury with fully tiled walls and matching floor tiles, Enclosed glass shower cubicle, hand basin and WC. A chrome heated towel rail, LED mirror, recessed flush mounted downlighters and window with obscure glazing..



Bedroom Three

A double room with ample space for bedroom furniture with Sharp bespoke fitted wardrobes.. A window overlooking the open green at the front.

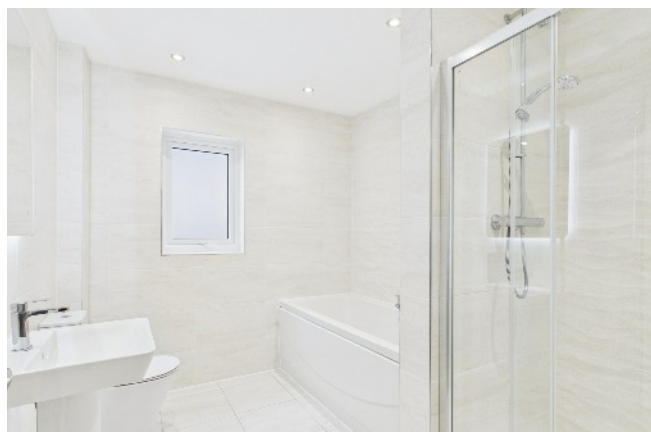
Bedroom Four

Double room at the rear of the property with plenty of space for bedroom furniture.



Bedroom Five

A small double or comfortable single bedroom or the ideal office space with rear facing window overlooking the garden.



Family Bathroom

An exceptional generous fully tiled four piece suite comprising panelled bath with hand shower attachment, walk in shower cubicle with raindrop shower head and attached hand shower, WC and pedestal wash hand basin. The bathroom is finished with chrome heated towel rail, mirror with backlight, recessed flush mounted downlighters, extractor fan, inset ceiling lights and double glazed frosted window.



Garage

A generous integral double garage, accessed from the hallway with ample space for storage, up and over door and plumbing for washing machine and space for dryer at the rear. The gas central heating boiler is wall mounted.

Outside

This family home enjoys well maintained gardens at both the front and rear. The rear garden offers a quiet retreat, with enclosed boundaries providing a sense of privacy as is not overlooked. Two patio seating areas provide the perfect spot for al fresco dining, while the manicured lawn is surrounded by beautifully stocked flower beds. The front garden features a lawn leading to the driveway parking for two vehicles, adding to the property's kerb appeal. There is additional parking on the private road. Whether easing back with the family or entertaining friends, the outside space of this property provides the perfect backdrop for enjoying the great outdoors in a tranquil setting.

Services

All mains services connected. Gas central heating.

Tenure

Freehold.

Council Tax Band

F

Internet Speed

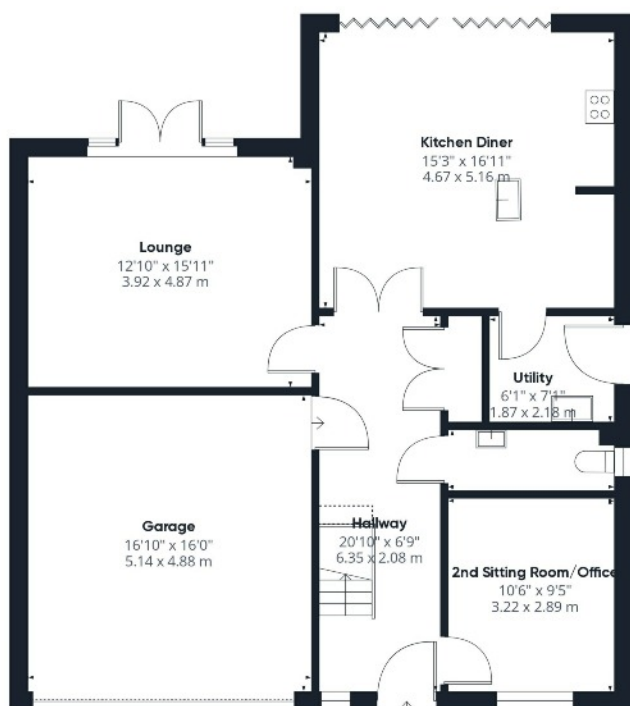
Ultrafast speed available of 1800 Mbps download and for uploading 220 Mbps as per Ofcom website.

Directions

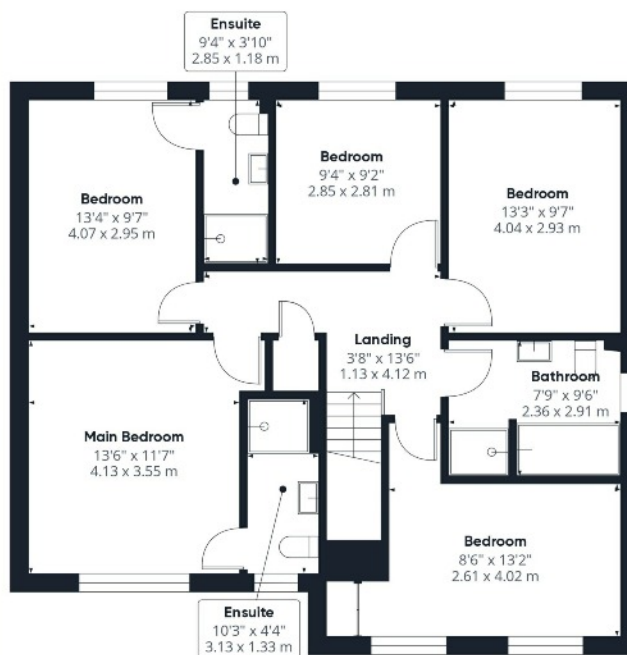
From the town of Kendal, take the A65 Burton Road and continue for 3 miles until you reach Endmoor. Take the first left hand turn onto Coopers Drive, then take the second right hand turn onto Millstone Place. Turn left on to Chambers Place where number 49 can be found on the right behind the green.

Whatthreewords; [///health.courts.badminton](http://health.courts.badminton)





Floor 0



Floor 1

Approximate total area⁽¹⁾

1959.57 ft²
182.05 m²

Reduced headroom

2.82 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

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

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.