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Chambers Place

Endmoor, Kendal, LA8 0BQ

Guide Price £330,000

3 2 1 B

- Three Bed Semi Detached
- Kitchen/Diner
- Cloakroom
- Landscaped Garden
- Well Presented Internally
- Living Room
- Master Bed Ensuite
- Family Bathroom
- Driveway for Two Cars
- Council Tax Band D

Tel: 01539 816399

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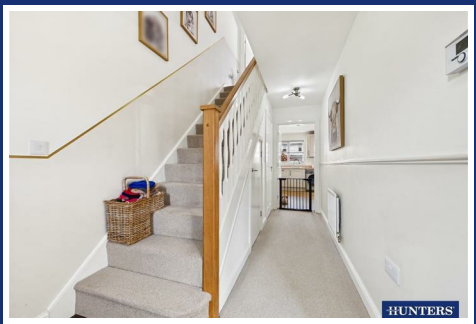

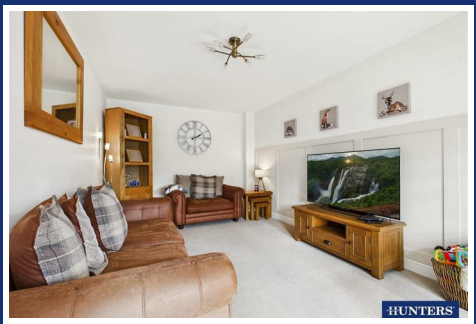

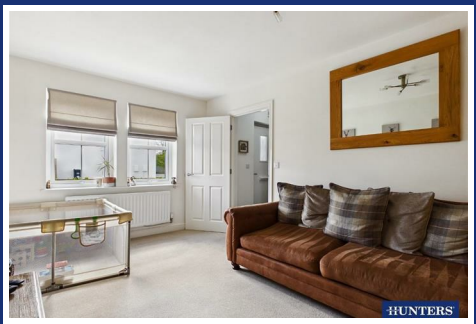

This three-bed semi-detached home sits on the popular Fellside Manor Estate in Endmoor, built by renowned builders Story Homes. Immaculately maintained by the current owners, the property feels like new but with the benefit of beautiful, mature landscaped gardens and being set in a welcoming neighboured with attractive streetscape. The ground floor accommodation comprises of; entrance hall, living room, kitchen and open plan dining room, and a cloakroom, whilst to the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. The rear garden has been modelled professionally, with striking raised planters, a neat lawn, a seating area, and a luxurious stylish patio laid with quality porcelain tiles. The front garden is well kept with a maturing laurel hedge lining the boundary, and a block paved driveway for two cars runs alongside.

The property is located on the Story Homes built Fellside Manor estate, a peaceful development that is now completed. Endmoor is a quiet village bordering the South Lakes town of Kendal. Its local facilities include a, village bakery, community hall, public house and primary school. It also benefits from easily accessible links to the M6 motorway and the mainline train station at Oxenholme.

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Entrance Hall
You step into a bright and welcoming entrance hall through a composite door. The hallway gives access to the living room. cloakroom, kitchen/diner and the stairs rising to the first floor and there is a useful storage cupboard is found under the stairs

Living Room
A bright room with clean painted plastered walls, decorative panels to the side elevation and a window overlooking the front garden. Plenty of space for a sofa, chairs, and television table.

Kitchen/Diner
The room is flooded with natural sunlight, coming in from a window and a pair of French doors to the rear elevation. The kitchen is fitted with a range of light grey cabinets fitted at wall and base level and with contrasting worksurfaces running over. Integral appliances include a ceramic hob with an extractor fan over, an electric oven. a fridge and freezer, and an inset one-and-a-half sink bowl and drainer. There is undercounter space and plumbing for a washing machine and you will find the gas fired boiler tucked away in one of the wall cabinets.

To the dining end, there is room for a family sized table and chairs, positioned in front of the French doors, providing a lovely views over the garden.

Cloakroom
Tucked discreetly in the understairs area and accessed from the hallway. Comprising of a pedestal washbasin and a WC.

First Floor Landing
Accessed from the stairs rising from the entrance hall, the landing provides access to all the first floor accommodation, and has a useful storage cupboard.

Master Bedroom
Positioned to the front of the house and with a window overlooking the front garden. There is decorative panelling behind the bedhead, and access to the ensuite.

Ensuite
Comprising of three pieces, with a walk-in shower cubicle and thermostatic valve, a pedestal washbasin, and WC. There is tiling to splash areas and half elevations. A chrome heated towel rail and ceiling spots finish of the look.

Bedroom Two
This is a second double room and overlooks the rear garden.

Bedroom Three
A large single bedroom with a window to the front elevation.

Family Bathroom
Finished with an attractive neutral tile to the half elevations and splash areas, and having a bath, WC, and pedestal washbasin. There is also a heated chrome towel rail and ceiling spots.

Gardens
The gardens have been beautifully planted and created by the current owners and are maturing with age. To the front of the house there is lawn with a growing laurel hedge marking the road side perimeter and extending between the semi detached boundary, and a well stocked bed with specimen planting.

The rear garden has been beautifully landscaped with raised white walled planters which line an immaculate lawn. The beds are densely planted with shrubs and plants, and there is a corner seating area - perfect for catching the late night sun. Wrapping round the property is a lovely patio, laid with quality porcelain tiles that connect with the house via the French doors into the dining room.

Driveway
A block paved drive runs alongside the front garden and up the side of the property, providing parking for two vehicles. A timber fence and garden gate add security to the rear garden.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Estate Charge
Annual Estate Charge is payable for the gardening upkeep of the communal areas on the development . The amount is in the region of £165 per annum.

Floorplan

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Open Plan Kitchen/Living Area
12'5" x 17'2"
3.79 x 5.25 m
WC
5'10" x 2'11"
1.78 x 0.91 m
Hallway
16'7" x 6'9"
5.06 x 2.06 m
Living Room
18'0" x 10'2"
5.50 x 3.11 m
Ground Floor
Approximate total area(1)
893 ft²
83 m²
Bedroom Three
7'4" x 7'10"
2.25 x 2.40 m
Bedroom Two
10'8" x 8'11"
3.26 x 2.74 m
Landing
12'3" x 6'8"
3.74 x 2.04 m
Ensuite
3'6" x 7'11"
1.09 x 2.42 m
Master Bedroom
12'7" x 10'1"
3.85 x 3.09 m
Bathroom
5'6" x 6'7"
1.68 x 2.02 m
N
E
W
S
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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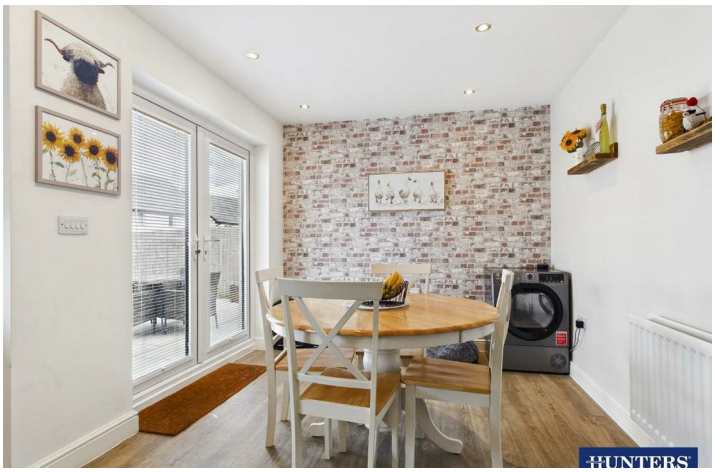

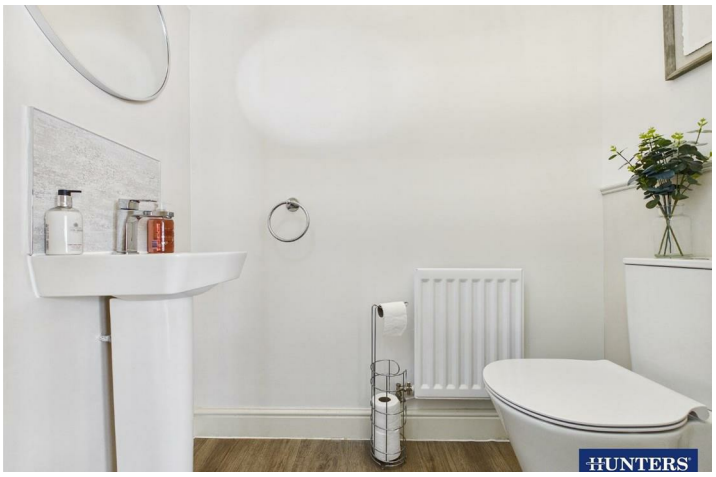
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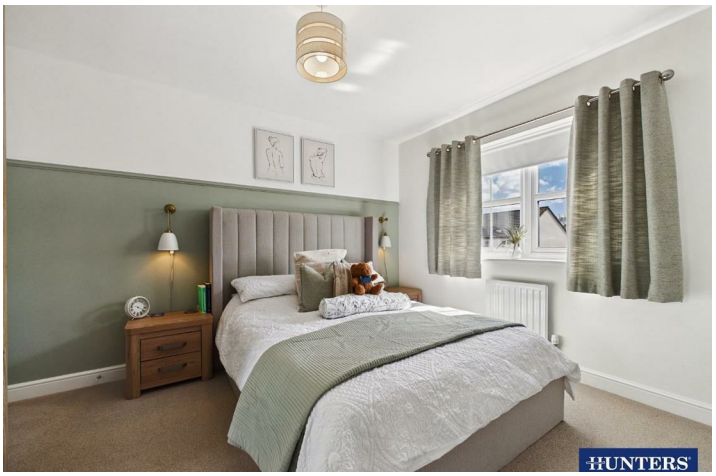
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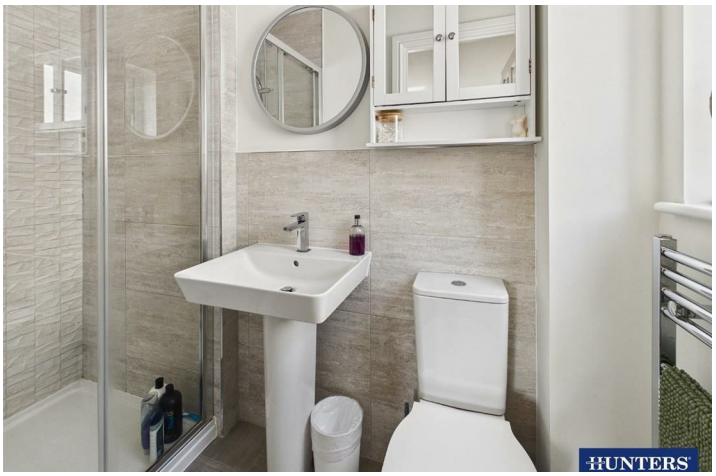
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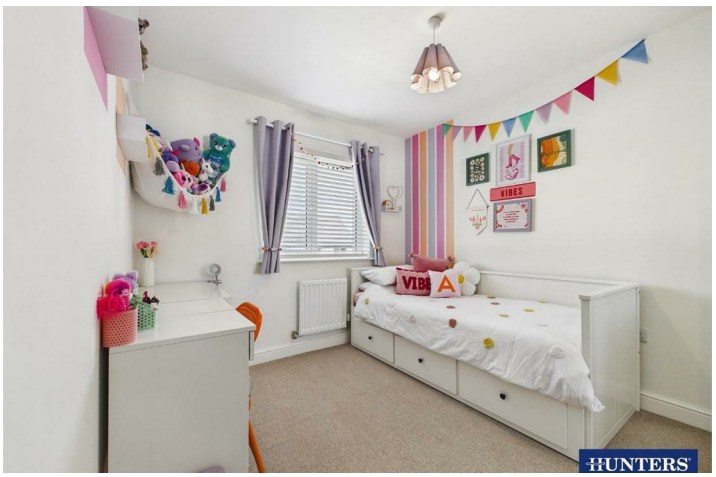
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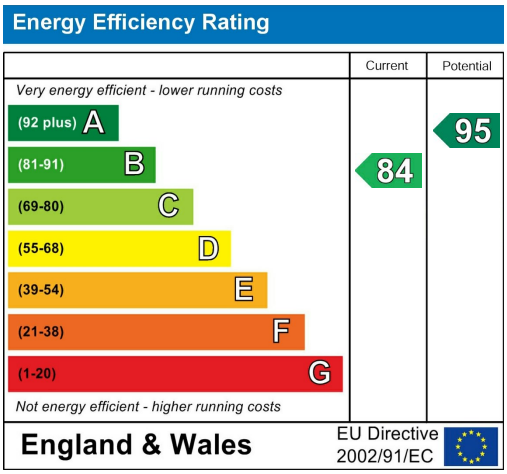
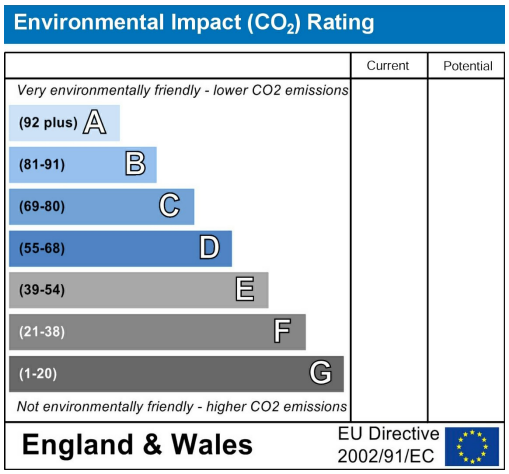
Energy Efficiency Graph



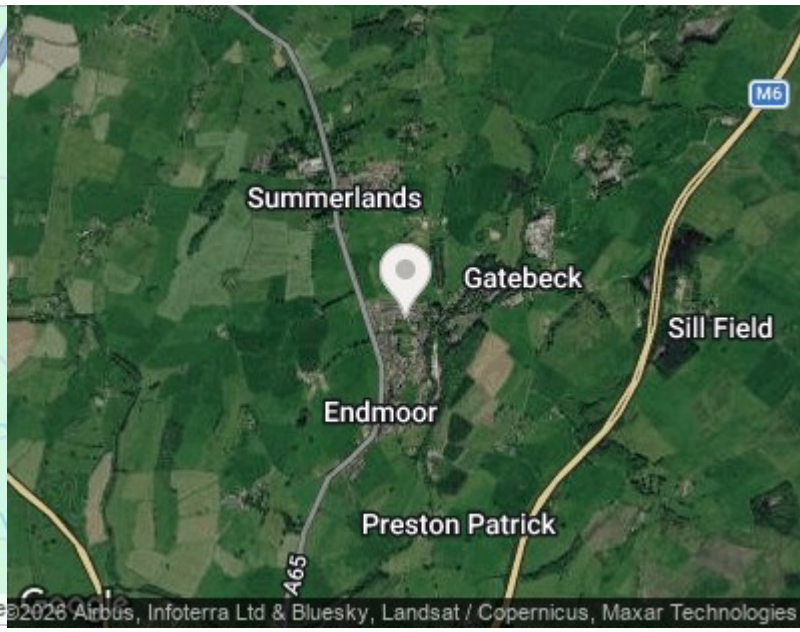


Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman