



WATERHOUSE
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Local, Professional Property Services

6 Wakefield Drive - Endmoor





Features

- Beautifully presented four-bedroom detached house, built in 2021.
- Spacious & Stylish Interiors – Bright living room, open-plan kitchen, dining & snug area with bi-fold doors and abundant natural light.
- Bedrooms one and two both feature en-suite bathrooms and generous built-in mirrored wardrobes
- Modern Family Bathroom – Four-piece suite serving bedrooms three and four.

Situated in the sought-after village of Endmoor, 6 Wakefield Drive is a beautifully presented four-bedroom detached home, built in 2021. Featuring stylish interiors, a private garden, garage and driveway parking, it offers superb modern family living. The ground floor features a bright and welcoming entrance hallway with useful storage, a spacious front-facing living room enjoying pleasant outlooks, and an impressive open-plan kitchen, dining and snug area to the rear. The contemporary kitchen is fitted with a range of cashmere units, wood-effect worktops and high-quality AEG appliances, complemented by a

central island with induction hob and seating. Bi-fold doors and a large window flood the space with natural light and open onto the garden, creating a perfect setting for both everyday living and entertaining. A separate utility room and ground floor WC add further practicality. Upstairs, there are four well-proportioned double bedrooms. Bedroom one benefits from fitted wardrobes, a dressing area and a stylish en-suite shower room, while bedroom two also enjoys its own en-suite. Bedrooms three and four offer flexible space for family, guests or home working and are served by a modern four-piece family

bathroom. Externally, the property boasts a private rear garden with patio area, ideal for outdoor dining, along with a driveway providing ample parking and access to a spacious garage. Endmoor is a wonderful village conveniently located a 5 mile drive away from Kendal and 3.5 miles from the M6 motorway. The village has a vibrant community and benefits from a local shop, bakery, pub and community hall with a full schedule of activities for all ages. There is also an excellent primary school rated GOOD by Ofsted. Bus services are direct to the local Secondary schools along with both Kendal and Lancaster.



GROUND FLOOR

Entrance hallway - A bright and inviting entrance hallway with modern wood-effect flooring and neutral décor. A glazed front door and side window provide excellent natural light, while the staircase leads to the first floor. Benefiting from a good-sized understairs storage cupboard, the space also offers practical room for coats and everyday storage, creating a welcoming first impression.

Living room - A well-proportioned living room positioned at the front of the property, offering an ideal space for family living. A large window fills the room with natural light and enjoys pleasant views over the front garden and surrounding countryside fields.

Kitchen/ diner/ snug - The kitchen, dining, and snug area is positioned at the rear of the property, creating a perfect space for family life, social gatherings, and entertaining. This impressive open-plan space seamlessly combines cooking, dining, and relaxation while still offering a distinct snug area for unwinding within the same room. The kitchen itself features a stylish range of cashmere-coloured base and wall units, complemented by wood-effect worktops and decorative handles. A large floor-to-ceiling window allows plenty of natural light to flood the space, enhancing its bright and airy feel. At the heart of the kitchen is a generous island with an induction hob, an extractor hood above, and seating for three bar stools. The island also provides additional storage with drawers beneath. Further benefits include a built-in double oven, a full-height fridge freezer, and all appliances by AEG. There is also a sink with an integrated dishwasher below, along with a wine cooler. The space is finished with spotlights and under-counter lighting, adding both practicality and ambience. Flowing effortlessly from the kitchen is the dining area, which comfortably accommodates a table for six to eight people, with elegant pendant lighting above. Bi-fold doors open out onto the garden patio, creating a wonderful indoor-outdoor living experience, ideal for entertaining during warmer months. The snug area offers a cosy yet connected retreat, with space for comfortable seating and a television aerial point.



Utility room - A well-appointed utility room accessed from the kitchen, providing a highly practical and versatile space. Fitted with matching units and a sink, it also offers plumbing for a washing machine / tumble dryer. The room benefits from access to a WC and a door leading directly out to the rear garden, adding to its everyday convenience.

W.C - A conveniently located ground floor WC accessed via the utility room, fitted with a low-level WC and wash hand basin. A frosted glass window provides natural light while maintaining privacy.

FIRST FLOOR

Bedroom 1 - Bedroom one is a spacious master suite at the front of the property, featuring a large double bedroom with a designated dressing area. It includes extensive mirrored built-in wardrobes with shelving and hanging rails, enjoys pleasant front-facing views, and benefits from its own en-suite bathroom.

Ensuite - This en-suite, accessed from the master bedroom, offers a generous layout with a large walk-in mains-fed shower beautifully highlighted by feature patterned patchwork tiles. The room is fully tiled with elegant natural stone-effect tiles and includes a heated towel rail, WC, and contemporary wash basin.

Bedroom 2 - Situated at the rear, bedroom two is a bright double room featuring mirrored built-in wardrobes with hanging rails and drawers for ample storage. It also benefits from its own en-suite bathroom.

Ensuite - This en-suite, accessed from bedroom two, offers a generous layout featuring a large walk-in mains-fed shower accented with stylish patterned patchwork tiles. The room is beautifully finished with natural stone-effect tiles throughout, complemented by a heated towel rail, WC, and a modern wash basin.

Bedroom 3 - This generous double bedroom is located at the rear of the property, next to the family bathroom. It features mirrored built-in wardrobes with double hanging rails and overhead shelving, and a window overlooking the rear garden.

Bedroom 4 - Bedroom four is a spacious double room at the front of the property, filled with natural light and enjoying lovely countryside views. Equally suitable as a study or hobby room, it offers versatile living space to suit your needs.

Bathroom - This spacious four-piece bathroom features a large walk-in shower with a mains-fed shower system and a good-sized bathtub with a shower head. It includes a wash basin with storage underneath and a separate WC. A heated towel rail adds comfort, while a frosted glass window ensures privacy and natural light. The room is fully tiled with elegant marble-effect tiles and finished with a stylish LED-lit mirror.

Landing - The spacious landing provides access to all bedrooms and the family bathroom. It also features loft access and includes an airing cupboard with shelving, housing the hot water cylinder—ideal for airing bedding and towels.

Garage - Spacious garage providing versatile space, perfect for storage, hobbies, or a workshop. The boiler is housed here, and an up-and-over door ensures convenient access.

Externally - The front garden is beautifully presented, with a lush green lawn, a mature tree, and colourful flower beds that create a welcoming and charming entrance. A driveway provides parking for up to four vehicles and leads conveniently to both the garage and front door, with additional space neatly tucked away for bin storage. At the rear, a generous garden can be accessed from the utility room or via the kitchen/dining area's bi-fold doors. The garden includes a patio area, perfect for a table and chairs, and is beautifully landscaped with flower beds and shrubs at the far end, creating a vibrant and inviting outdoor space.

Useful Information

House built - August 2021 (Story Homes)

Tenure - Freehold.

Council tax band - F (Westmorland and Furness Council).

Heating - Gas central heating (Last serviced November 2025)

Drainage - Mains.

Communal Landscaping Green Area Charge (£137.89 2025)(paid annually)

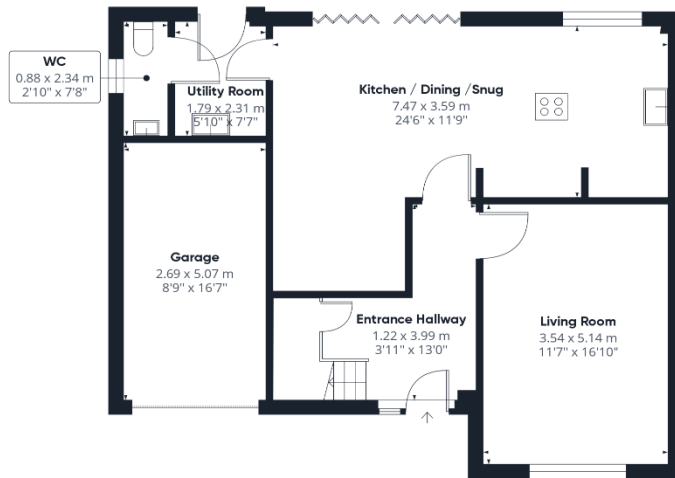
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Ground Floor



Floor 1

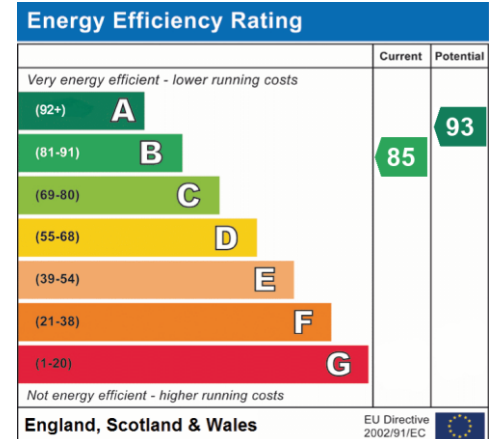


Approximate total area¹⁾
155.2 m²
1670 ft²

(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.

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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