



13 Warwick Drive, Endmoor - LA8 0EE

Offers Over £375,000





## 13 Warwick Drive

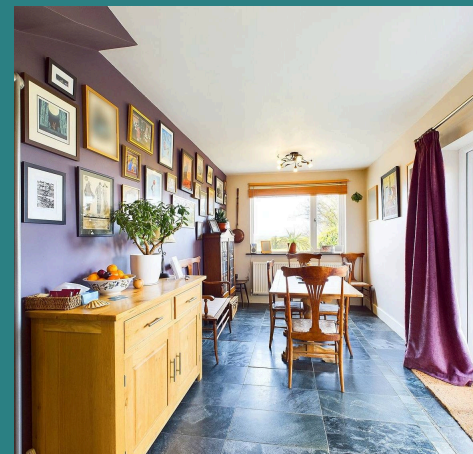
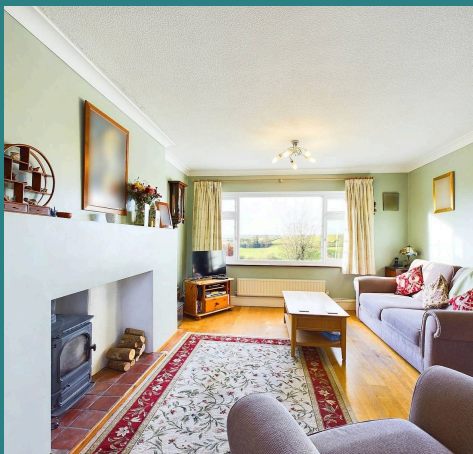
Endmoor, Kendal

A charming 4-bedroom semi-detached house nestled in picturesque countryside. The property boasts a garage and a workshop with power, catering to both storage and hobby needs. As you step out onto the balcony, you'll be greeted by breathtaking views of the open countryside, providing a serene backdrop for morning coffees. The interior is thoughtfully designed, featuring a lounge with a woodburner, perfect for chilly evenings, and an open plan L-shaped kitchen and dining room ideal for entertaining guests, a family bathroom and a separate downstairs WC. Ample off-road parking further enhances this property. **The property is subject to a Cumbrian Local Occupancy Clause restricting occupation to those who have lived in the County of Cumbria or to those who are employed or about to be employed in Cumbria.**

Stepping outside, a path guides you to the front door, where a lawn and far-reaching countryside views immediately catch the eye. The walled garden offers a secluded sanctuary, complete with a well-maintained lawn, fruit trees, and a workshop with power, ideal for DIY projects and a garage that is tucked away within a row of garages close by. This semi-detached house presents a unique opportunity to embrace a countryside lifestyle without compromising on modern conveniences.

Travel south out of Kendal along the A65. Turn right onto Summerlands just before the turning to Gatebeck on your left. Bear left onto Eskrigg Lane and take the second right onto Warwick Drive, where the property is located on the right-hand side.

Council Tax band: C



### Entrance Hallway

Entrance hallway with boot room area with fixed storage bench, velux window and boiler. Carry through into the hallway with doors leading to the lounge, understairs cupboard, kitchen and stairs to the first floor.

### Lounge

A lovely room with fabulous views over open countryside to the front, multi fuel stove with feature surround, dining area and window to the rear.

### Open Plan Kitchen and Dining Room

L shaped generous kitchen/dining room with dual aspect windows and patio doors off the dining area leading to the garden. A range of kitchen units with space and plumbing for a dishwasher or washing machine, space for an upright fridge/freezer, Belling range cooker and extractor with stainless steel splash back. A door leads to a cupboard that has space and plumbing for a washing machine.

### WC

WC with wash hand basin.

### Landing

Doors to four bedrooms and family bathroom.

### Bedroom 1

A stunning room with balcony to the front aspect with elevated far reaching views a window to the side and loft access.

### Bedroom 2

This double room also benefits from fantastic views.

### Bedroom 3

A double bedroom to the rear.

### Bedroom 4

A single room currently utilised as an office with wonderful views.

### Family Bathroom

Waterfall shower over the bath, recessed shelving, sink, WC, ladder radiator and access to the loft.





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### Bedroom 3

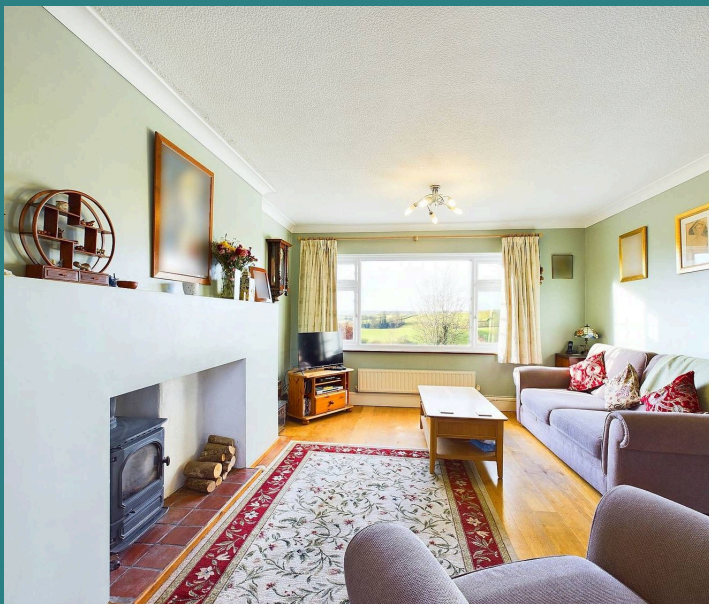
A double bedroom to the rear.

### Bedroom 4

A single room currently utilised as an office with wonderful views.

### Family Bathroom

Waterfall shower over the bath, recessed shelving, sink, WC, ladder radiator and access to the loft.



## FRONT GARDEN

A path leads to the front door, there is a lawn with far reaching views over countryside.

## REAR GARDEN

Walled garden with lawn, fruit trees and bushes, a large workshop with power and driveway.

## GARAGE

Single Garage

On a row of garages set away from the property.

## DRIVEWAY

2 Parking Spaces

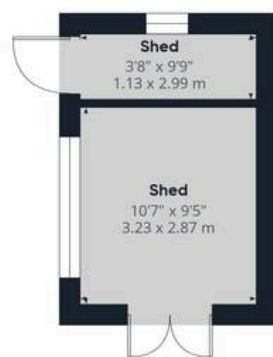




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1450.52 ft<sup>2</sup>

134.76 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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