



49 Chambers Place, Endmoor  
£625,000





## 49 Chambers Place

### Endmoor

A delightful well proportioned detached family house situated between the market town of Kendal and the village of Endmoor. The property has great access to local amenities, transport services, schools, colleges, road links to the Lake District National Park and the M6 Motorway.

This stunning detached family home presents a fantastic opportunity for those seeking spacious living accommodation in a desirable location. Having been meticulously deigned by the current owners, this property has everything you need. The property boasts five double bedrooms, ideal for accommodating large families, as well as a light and airy sitting room with garden access and a modern kitchen diner with ties to both the garden and a utility room. The kitchen has many modern integrated appliances including AEG Hob 5 plate Induction hob, AEG glass cooker hood, 2 x AEG ovens, Caple wine & champagne fridge, AEG frost free fridge freezer, AEG dishwasher and in the utility room there is a Electrolux washer / dryer. The ground floor also benefits from a cosy Snug which could also be used an office, a downstairs toilet and access to the garage.

Upstairs the five bedrooms are complimented by two en-suite bathrooms and a four piece suite family bathroom. Situated in a sought-after area of Kendal, residents benefit from easy access to local amenities and excellent transport links to the Lake District National Park and the M6 Motorway. For those needing ample storage and parking, the property features a double garage and a driveway.

The outside space of this property has been meticulously maintained, with well-kept gardens at both the front and rear. The rear garden offers a peaceful retreat, with enclosed boundaries providing a sense of privacy. Patio seating areas provide the perfect spot for al fresco dining, while the lush lawn is surrounded by beautifully stocked flower beds. The front garden features a part lawn leading to the driveway parking, adding to the property's kerb appeal.

- Detached family home with many upgrades and additional extras
- Double glazing and gas central heating
- Light and airy sitting room with access to the garden
- Easy access to local amenities within Kendal and Endmoor
- Modern kitchen diner with access to both the garden and utility room
- Road links to both the Lake District National Park and the M6 Motorway
- Five double bedrooms which accommodate all the family
- Well kept gardens to both the front and rear with the rear garden having two generous patio area
- Family bathroom being fully tiled, two fully tiled en-suites and a downstairs toilet
- Double garage and driveway parking

#### **EPC RATING B**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND F**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal follow the A65 towards Endmoor, pass through Summerlands to find the new builds on the left hand side. Take a left Coopers Drive followed by a right onto Millstone Place and then a left onto Chambers Place, carry on down the road and take a right to find number 49 on the left.

**WHAT3WORDS:**scar.busy.husky





## GROUND FLOOR

### ENTRANCE HALL

20' 11" x 6' 11" (6.37m x 2.12m)

### SITTING ROOM

16' 0" x 12' 11" (4.88m x 3.93m)

### KITCHEN DINER

16' 9" x 15' 2" (5.11m x 4.63m)

### SNUG

10' 7" x 9' 6" (3.23m x 2.90m)

### UTILITY ROOM

7' 3" x 6' 2" (2.21m x 1.88m)

### W.C

9' 4" x 3' 6" (2.85m x 1.06m)



## FIRST FLOOR

### LANDING

13' 6" x 3' 9" (4.11m x 1.15m)

### BEDROOM

13' 3" x 11' 7" (4.04m x 3.54m)

### EN-SUITE

10' 2" x 4' 4" (3.11m x 1.31m)

### BEDROOM

13' 5" x 9' 9" (4.09m x 2.97m)

### EN-SUITE

9' 3" x 3' 10" (2.83m x 1.17m)

### BEDROOM

13' 3" x 8' 7" (4.03m x 2.62m)

### BEDROOM

11' 6" x 9' 5" (3.50m x 2.87m)

### BEDROOM

9' 4" x 9' 2" (2.84m x 2.80m)

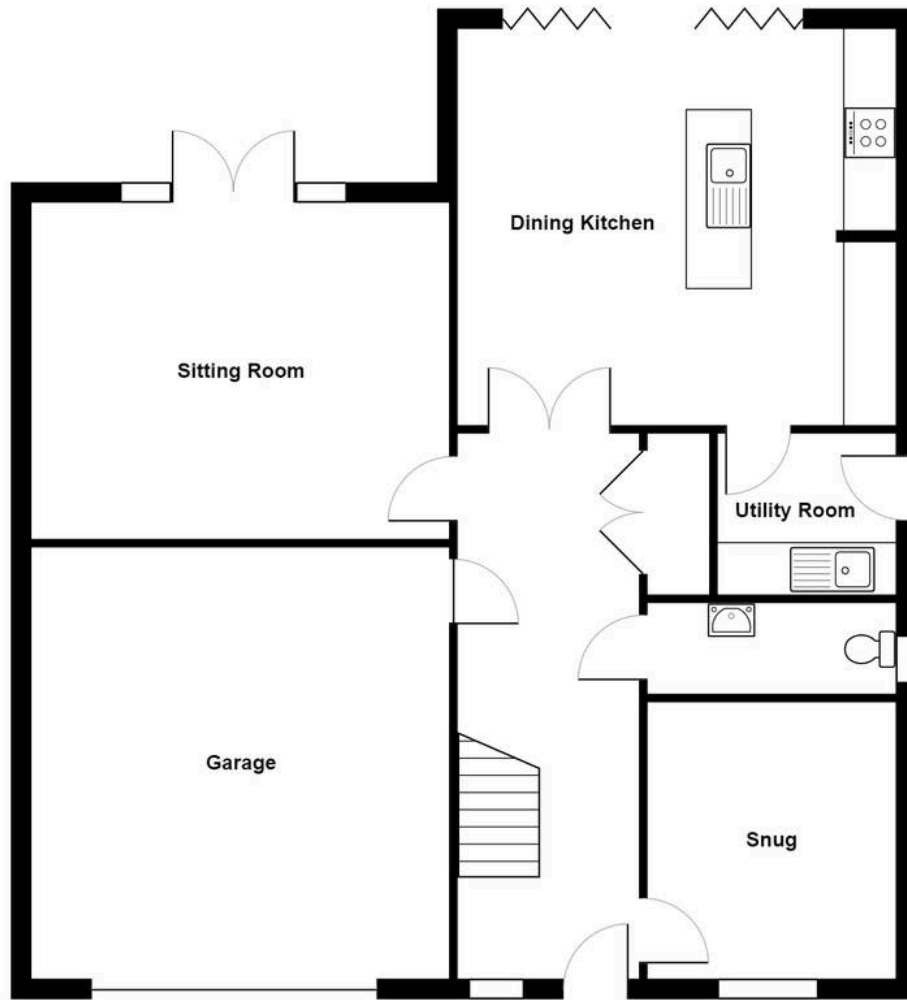
### BATHROOM

9' 7" x 7' 9" (2.91m x 2.37m)

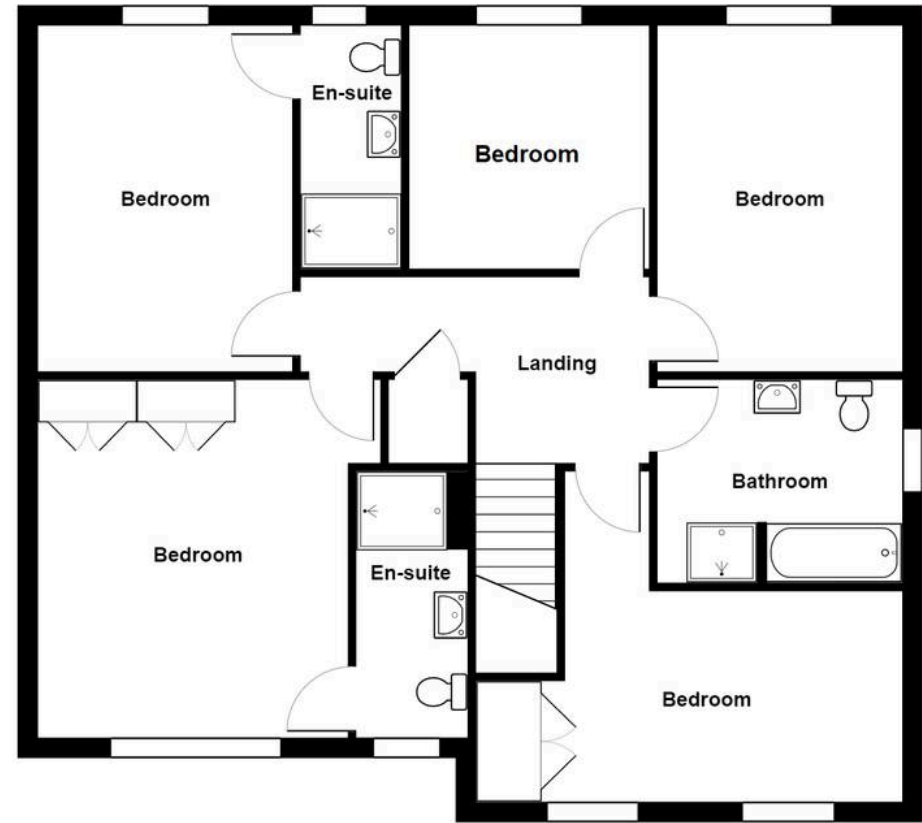








**Ground Floor**



**First Floor**

49, Chambers Place, Endmoor, Kendal

Total Area: 189.8 m<sup>2</sup> ... 2043 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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