



11 WAKEFIELD DRIVE, ENDMOOR, KENDAL, CUMBRIA, LA8 0BF  
**£585,000**

**MILNE MOSER**  
SALES + LETTINGS



11 WAKEFIELD DRIVE  
ENDMOOR  
KENDAL  
CUMBRIA, LA8 0BF



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GARAGE &  
PARKING

#### OVERVIEW

Built by Story Homes in 2021, this four bedroom detached home is presented in like new condition and offers a generous layout perfect for modern living. Positioned at the end of a cul de sac, the plot is a generous size with lots of space for recreation and dining, there are open views to fields at the front and a good sized driveway plus a garage. The accommodation is over two floors with a lounge and impressive dining kitchen with family/snug TV space. The all important utility room and ground floor cloakroom are well fitted - a must for busy households. The master bedroom is complemented by an ensuite and dressing area and there are three further double bedrooms (one ensuite) and a main bathroom with four piece suite. A lovely family home in a popular village location. Endmoor has excellent transport links to the M6 and wider Lake District and Yorkshire Dales. The village has a vibrant community with primary school, club/pub, renowned bakery and recreation facilities all within easy walking distance.

#### ACCOMMODATION

A composite front door with inset pane leads into:

#### HALL

A generous hallway with practical pale tiling running through into the dining kitchen. A cupboard under the stairs keeps shoes and coats tidied away and there are two ceiling lights and a radiator.







#### LOUNGE

11' 9" x 16' 11" (3.58m x 5.17m)

Overlooking the front garden towards fields, the lounge has a UPVC double glazed window, ceiling light and radiator.

TV/HDMI/Telephone points.

#### KITCHEN/DINER/FAMILY ROOM

24' 6"/8' 0" x 17' 7"/11' 7" (7.47m/2.44m x 5.35m/3.53m)

An impressive space with double glazed bi-fold doors leading to the garden and a full height UPVC double glazed window. The kitchen area is fitted with modern dark blue base and wall units, Silestone worktops and an inset one and a half bowl sink. The central island has a breakfast bar and five ring induction hob with canopy above - perfect for social cooking and dining. Integrated electric double oven, dishwasher, fridge freezer and wine fridge. Being an L shaped room, the space is easily zoned for cooking, dining and a TV snug area. Two radiators, ceiling light, downlights, extractor and TV/HDMI/Telephone point.

#### UTILITY ROOM

5' 10" x 7' 9" (1.77m x 2.35m)

Frosted double glazed door to the rear garden. Matching dark blue units and worktops, inset sink and an extractor. Ceiling light and plumbing for a washing machine and space for a dryer.

#### WC

2' 10" x 7' 8" (.85m x 2.33m)

Frosted UPVC double glazed window to the side aspect. Pedestal hand basin, a ceiling light, WC, part tiled walls and tiled floor.

Extractor and a radiator.

#### LANDING

A spacious landing with a long UPVC double glazed window on the stairs providing natural light. Ceiling light, radiator and access to the loft. A good sized airing cupboard has ample space for shelved storage and houses the hot water cylinder.

#### BEDROOM

Bedroom 11' 9" x 11' 8" (3.58m x 3.55m)

Dressing Area 7' 2" x 6' 10" (2.18m x 2.09m) max

A lovely sized room with excellent view over fields at the front. Radiator, ceiling light, UPVC double glazed window and TV/HDMI/Telephone point. A dressing area has been created with two triple built in wardrobes with sliding doors. Downlights.





#### ENSUITE

6' 4" x 7' 0" (1.93m x 2.13m)

Frosted UPVC double glazed window. Fitted with a double size cubicle with both fixed head and riser spray, a pedestal hand basin and a WC. Part tiled walls, a chrome heated towel rail, downlights, extractor and illuminated mirror.

#### BEDROOM

11' 9" x 10' 1" (3.57m x 3.08) max

UPVC double glazed window to the rear elevation. Built in double wardrobe with mirrored sliding doors, a radiator and ceiling light.

#### ENSUITE

4' 9" x 10' 1" (1.45m x 3.08m)

Frosted UPVC double glazed window. The double shower cubicle has a fixed head and riser spray and there is a WC and pedestal hand basin. Downlights, part tiled walls, an extractor and chrome heated towel rail.

#### BEDROOM

9' 2" x 13' 8" (2.80m x 4.17m) max

The third double bedroom faces the rear aspect and has a built-in double wardrobe with sliding doors, a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

9' 1" x 11' 1" (2.77m x 3.37m)

Facing the front aspect and having a lovely view towards the fields opposite, the fourth double bedroom has a ceiling light, UPVC double glazed window and a radiator.

#### BATHROOM

7' 2" x 10' 1" (2.17m x 3.08m)

An excellent family bathroom, fully tiled and fitted with a bath with spray mixer, a WC, pedestal hand basin and double shower enclosure with fixer head and riser spray. Illuminated mirror, downlights, an extractor and a chrome heated towel rail. UPVC double glazed window.





#### EXTERNAL

At the front of the house is a good size lawn space plus a double driveway. A gate leads to the side into the generous rear garden, which is lawned and enclosed by fencing - the boundary includes the laurel hedging. The extended patio leads out from the kitchen and dining area - perfect for al fresco eating. There is also a large shed which is thoughtfully positioned to the side of the house, as well as an external socket and tap.

#### GARAGE

8' 10" x 16' 8" (2.68m x 5.08m)

The garage has an up and over door, power and light and houses the boiler.

#### DIRECTIONS

Leaving Kendal on Burton Road, proceed past Asda supermarket and Westmorland General Hospital and out into the countryside. Pass Barrows Green and Summerlands turnings and on reaching Endmoor, turn left onto Fellside Manor and then immediately right on Wakefield Drive. Number 11 is the last house.  
what3words///convey.spends.arrives

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. An annual maintenance charge for the communal green areas of the development is payable. 2024-2025 £164.77

Council Tax Band: F

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit

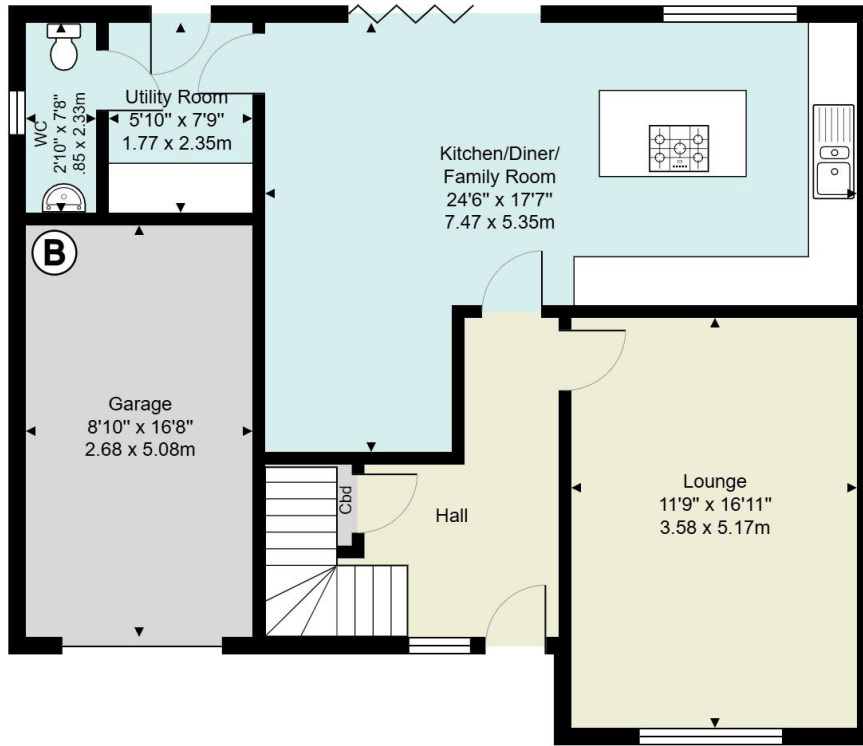
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
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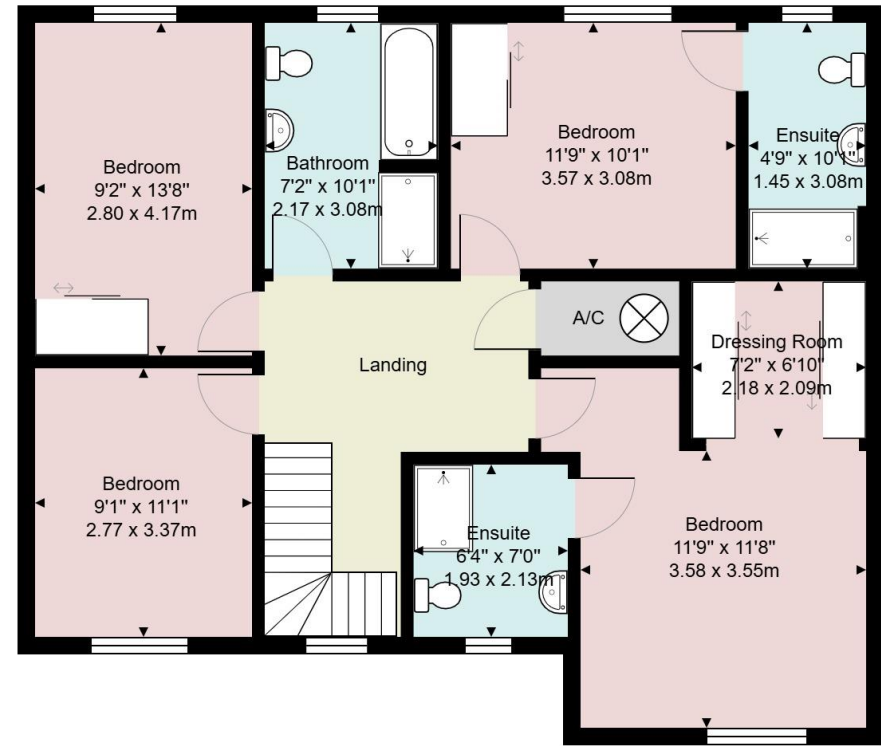








Ground Floor



1st Floor

Approx. Total Area: 1815 ft² ... 168.6 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only

# MILNE MOSER

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