



32 Greenways Drive, Endmoor
Asking Price £350,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well presented detached house with lovely views located towards the head of a cul-de-sac on the fringe of Endmoor village offering easy access to Kendal and the M6. Having four bedrooms, three reception rooms, kitchen, bathroom, utility room and store. With private gardens and parking.







32 GREENWAYS DRIVE

An appealing detached house situated in a popular residential area to the fringe of Endmoor village which has a thriving community and a well regarded bakery. Endmoor is conveniently placed for the amenities available in the market town of Kendal, the mainline railway station at Oxenholme, Junction 36 of the M6 and both the Lake District and Yorkshire Dales National Parks.

The accommodation, which is both well proportioned and well presented, briefly comprises modern kitchen, dining room, utility room and store on the ground floor and a sitting room and dual aspect lounge, both with far reaching views, four bedrooms, with three being doubles, and a four piece bathroom on the first floor. The property benefits from double glazing and oil fired heating and is offered for sale with no upper chain.

Outside offers driveway parking and gardens to the front and rear.

PLEASE NOTE: Some of the contents may be purchased under separate negotiation.

LOWER GROUND FLOOR

KITCHEN

12' 10" max x 9' 9" max (3.93m x 2.99m)

Double glazed door and window, radiator excellent range of base and wall units, sink, built in oven, electric hob with glass splashback and extractor hood over, integrated fridge and freezer, built in microwave, recessed spotlights, panelled splashbacks, tiled flooring.

DINING ROOM

11' 8" max x 10' 3" max (3.58m x 3.13m)

Double glazed patio doors, radiator, built in cupboard.

UTILITY ROOM

12' 6" max x 10' 9" max (3.82m x 3.28m)

Light and power, plumbing for washing machine, space for tumble dryer and fridge freezer, hot water cylinder, raised platform storage.

STORE

12' 0" x 5' 4" (3.68m x 1.65m)

Lighting, oil fired central heating boiler, water supply.





GROUND FLOOR

LANDING

16' 6" max x 6' 0" max (5.03m x 1.84m)

Natural light from ground floor, radiator, loft access.

LOUNGE

16' x 12' 1" (4.88m x 3.70m)

Double glazed window, radiator, traditional open fire to feature fireplace, coving.

HOME OFFICE

13' 10" max x 12' 10" max (4.23m x 3.93m)

Two double glazed windows, radiator, coving.

BEDROOM

12' 2" max x 12' 1" max (3.73m x 3.69m)

Double glazed window, radiator, built in wardrobe and storage.

BEDROOM

12' 2" max x 9' 8" max (3.73m x 2.96m)

Double glazed patio doors to garden, radiator, built in wardrobe and storage.

BEDROOM

9' 8" x 9' 7" (2.97m x 2.94m)

Double glazed patio doors to garden, radiator, built in wardrobe and storage.

BEDROOM

9' 6" x 6' 5" (2.92m x 1.97m)

Double glazed window, radiator.

BATHROOM

9' 6" max x 7' 4" max (2.92m x 2.26m)

Double glazed window, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with thermostatic shower fitment, built in cupboard, tiling to walls and floor.

OUTSIDE

The front of the house has driveway parking and lawned gardens bordered with established trees and shrubs. The rear of the property has a generous private natural garden bordered with mature trees including a productive apple tree.

SERVICES

Mains electricity, mains water, oil fired heating, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.

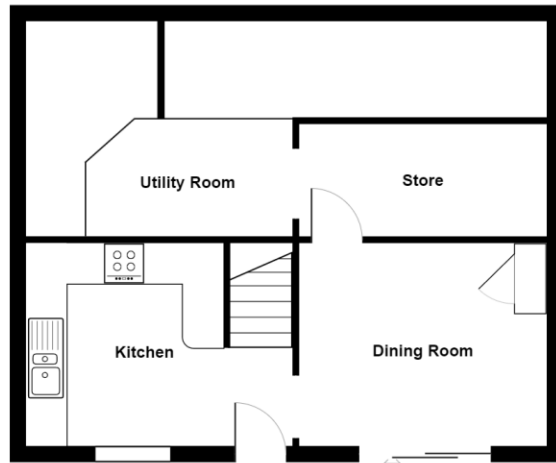




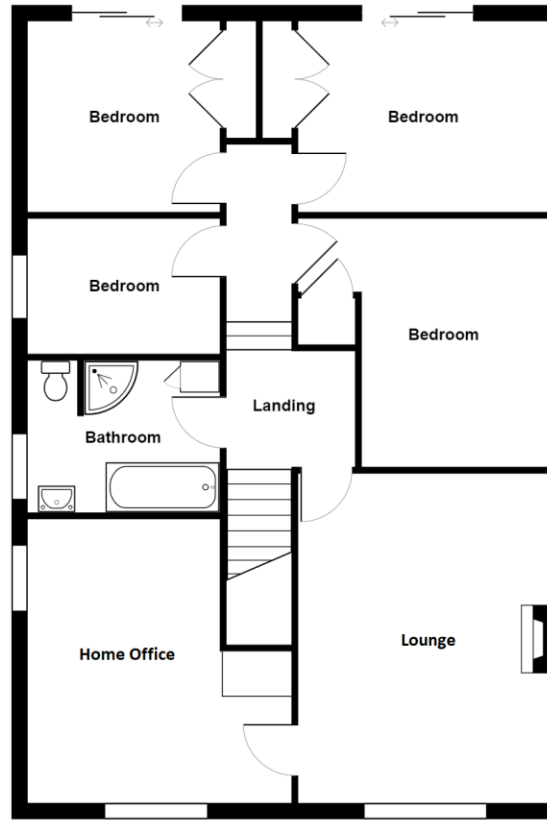
32 Greenways Drive, Endmoor, Kendal

Total Area: 137.4 m² ... 1479 ft²

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



Ground Floor

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal take the A65 in the direction of Endmoor. Pass the right hand turn to Summerlands and turn left on to Gatebeck Lane. Proceed to turn left on to Low Park Lane and then turn left on to Greenways Drive to find number 32 located on the right towards the head of the cul-de-sac.

WHAT3WORDS:

bulb.calms.hawks

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