

PFK

2 Clarack Drive, Moor Row, Cumbria CA24 3AB

Guide Price: £295,000





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LOCATION

The village of Moor Row boasts a convenient location just off the A595 between the towns of Whitehaven and Egremont, both offering a comprehensive range of amenities, including shops, schools and leisure facilities. Moor Row is also part of the popular Coast 2 Coast walk and cycleway.

PROPERTY DESCRIPTION

A truly stunning 4 bed newly constructed family home well located in the popular village of Moor Row, on the edge of Whitehaven and close to the A595 allowing for easy commute to towns, amenities and employment centres.

The property, which is presented for sale in excellent order throughout, boasts a stylish and spacious interior perfectly suited to young or growing families and in brief comprising entrance hallway, large lounge, contemporary dining kitchen with patio doors out to the gardens, utility room and cloakroom/WC to the ground floor. To the first floor there is a large principal bedroom with ensuite shower room, 3 further good sized bedrooms and a modern four piece family bathroom. Externally, there is driveway parking to the front for 2 cars, in addition to an integral single garage and low maintenance gardens to the rear.

A fantastic opportunity for families looking for a turnkey property and equally suited to purchasers relocating to the area, being within a quiet yet convenient setting and viewing is strongly encouraged.

ACCOMODATION

Entrance Hall

Accessed via composite door. With stairs to the first floor, radiator, Karndean flooring and doors leading to ground floor rooms.

Cloakroom/WC

1.61m x 0.91m (5' 3" x 3' 0") Fitted with close coupled WC and wash hand basin set in a high gloss vanity unit, radiator and Karndean flooring.

Lounge

5.7m x 3.32m (18' 8" x 10' 11") A bright and spacious front aspect reception room with part panelled feature wall, radiator and Karndean flooring.

Kitchen/Diner

3.3m x 6.52m (10' 10" x 21' 5") The kitchen area is fitted with a range of matching handleless, high gloss wall and base units with complementary granite work surfacing and upstands, incorporating 1.5 bowl sunken stainless steel sink with mixer tap. Integrated appliances including induction hob with feature tiled splashback and extractor over, eye level double oven, dishwasher and fridge freezer. Matching breakfast bar unit providing further seating, under unit and plinth lighting, Karndean flooring and rear aspect window overlooking the garden.

The dining area has ample space for a large dining table and chairs, radiator, Karndean flooring, patio doors leading out to the rear gardens and solid oak door giving access into the utility room.

Utility Room

3.32m x 1.84m (10' 11" x 6' 0") Fitted with high gloss base units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Plumbing for under counter washing machine and tumble dryer, radiator, Karndean flooring, door to integral garage and UPVC part glazed door leading out to the rear garden.

FIRST FLOOR LANDING

With large storage cupboard, loft access, radiator and doors to first floor rooms.

Bedroom 1

4.59m x 3.35m (15' 1" x 11' 0") A large front aspect double bedroom with fitted wardrobes with sliding doors to one wall, radiator and door to ensuite.

Ensuite Shower Room

1.99m x 1.21m (6' 6" x 4' 0") Fitted with three piece suite comprising close coupled WC, wash hand basin and large walk-in tiled shower cubicle with mains rainfall shower. Part tiled walls, laddered radiator and front aspect window.

Bedroom 2

3.95m x 2.46m (13' 0" x 8' 1") A rear aspect double bedroom with fitted wardrobes and radiator.

Family Bathroom

2.77m x 2.14m (9' 1" x 7' 0") Fitted with four piece white suite comprising close coupled WC, wash hand basin, large panelled bath with central mixer tap and hand held shower attachment and tiled shower cubicle with mains rainfall shower. Part tiled walls, chrome laddered radiator and rear aspect obscured window.

Bedroom 3

2.78m x 3.68m (9' 1" x 12' 1") Large rear aspect double bedroom with radiator and wood effect flooring.

Bedroom 4

4.42m x 2.52m (14' 6" x 8' 3") A front aspect double bedroom with radiator.

EXTERNALLY

Gardens and Parking

The property benefits from driveway parking to the front for two vehicles together with a single garage and small lawned garden. Side access leads to the fully enclosed rear garden which provides a great entertaining space and safe space for children to play with an artificial lawn and a large patio area.

Garage

5.61m x 2.41m (18' 5" x 7' 11") Integral single garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: No2 can easily be located on the small cul-de-sac of Clarack Drive, or alternatively by using what3words location [///bats.potential.bags](https://www.what3words.com/location////bats.potential.bags)





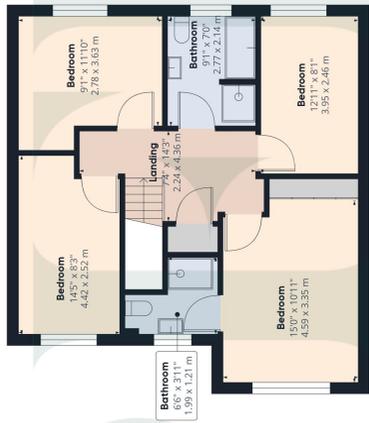
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		
England, Scotland & Wales		



Approximate total area^m
1477.45 ft²
137,26 m²



Floor 0



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or for illustrative purposes only.

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