

# PFK

9 North Park, Frizington, Cumbria CA26 3TP

Guide Price: £350,000





## LOCATION

Frizington is a small village situated approximately four miles east of Whitehaven, on the edge of the Lake District National Park and conveniently placed for those finishing or setting out on the Coast to Coast cycle route. The village also benefits from a range of local amenities including convenience store, schools and good bus service links.

## PROPERTY DESCRIPTION

This contemporary three bed detached bungalow is located on the newly developed Genesis Estate, situated on the edge of Frizington. Perfect for relocation or retirement, it offers close proximity to the scenic Ennerdale and the surrounding fells, providing an ideal setting for nature enthusiasts, those setting out on the Coast to Coast footpath and cycle routes and those seeking a tranquil lifestyle.

The property is also well suited for families with excellent local schools nearby, and is conveniently positioned for commuting to and from neighbouring towns and employment centres. The property features high quality upgrades throughout, particularly in the kitchen, which boasts modern fixtures and finishes. In brief comprising a welcoming hallway, spacious lounge, stunning dining kitchen with useful utility cupboard. A beautiful glass sided verandah extends seamlessly from the kitchen, creating a perfect space for outdoor dining and entertaining. In addition, there are three generous bedrooms, one of which benefits from an ensuite shower room and a contemporary family bathroom. Externally, the property occupies a sizeable plot on the estate, with offroad parking for several cars, including an integral single garage, and large lawned gardens which extend to the side and rear.

Combining modern living with a prime location, this bungalow is an excellent choice for those looking to enjoy both the beauty of the countryside and the convenience of local amenities. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed composite door with glazed side panels. A bright and welcoming entrance hall with large storage cupboard, wood flooring, two radiators and doors giving access to all rooms.

### Dining Kitchen

A generous, open plan area, the real heart of the home, with the kitchen featuring several upgrades by the current owners, radiator and wood effect flooring throughout.

Kitchen Area - (3.09m x 2.95m (10' 2" x 9' 8")) Fitted with a range of matching wall and base units in a matte finish with complementary quartz work surfacing and upstands, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated appliances include induction hob with extractor over, eye level oven, fridge, dishwasher and wine cooler. Matching breakfast bar, feature under unit lighting, inset ceiling spotlights and rear aspect window overlooking the garden.

Dining Area - (4.56m x 2.79m (15' 0" x 9' 2")) With space for a large dining table and chairs, generous double storage cupboard providing a useful utility space with plumbing for washing machine and tumble dryer, radiator, door to integral garage and patio doors opening out on to a beautiful glazed verandah to the rear.

### Lounge

4.56m x 3.71m (15' 0" x 12' 2") A generous reception room with electric fire set in a contemporary surround with matching hearth and back plate, radiator and rear aspect window overlooking the gardens.

### Bedroom 1 - Principal Bedroom

3.16m x 3.26m (10' 4" x 10' 8") A rear aspect double bedroom enjoying views over the gardens. With radiator and door to ensuite.

### Ensuite Shower Room

2.64m x 1.54m (8' 8" x 5' 1") Fitted with a three piece suite comprising close coupled WC, wash hand basin set on a floating, high gloss vanity unit and large tiled shower cubicle with mains rainfall shower. Chrome laddered radiator, tiled flooring and small, side aspect obscured window.

### Bedroom 2

3.50m x 2.68m (11' 6" x 8' 10") A front aspect double bedroom with radiator.

### Bedroom 3

3.50m x 2.71m (11' 6" x 8' 11") A front aspect double bedroom with radiator.

### Family Bathroom

2.74m x 1.65m (9' 0" x 5' 5") Fitted with a modern, white three piece suite comprising close coupled WC, wash hand basin set on a high gloss floating vanity unit and corner, hydrotherapy water and air jet bath with hand held shower attachment and tiled walls. Vertical laddered radiator, extractor fan, wood effect flooring and obscured front aspect window.

## EXTERNALLY

### Gardens and Parking

The property occupies a generous plot on the estate and benefits from a private driveway providing offroad parking for six cars and leading to a single, integral garage. There are generous lawned gardens extending to the front, side and rear of the property, with the enclosed rear gardens creating the perfect space for families and children to enjoy, with a paved area incorporating a recently installed glazed verandah, making this a real extension of the kitchen/diner and ideal for outdoor dining and entertaining. The gardens also benefits from a large patio positioned to the side of the property with useful Keter composite shed (3.35m x 1.83m (11' 0" x 6' 0") for storage.

### Garage

Integral garage with up and over door, power, lighting and housing the wall mounted combi boiler.

## 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 : Naphthens 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 2023 was £222.00; 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 & drainage. Gas central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located by Sat nav using the postcode CA26 3TP, alternatively by using What3Words///estate.clauses.remaking



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		
<b>England, Scotland &amp; Wales</b>		

**Approximate total area\***

1308.2 ft<sup>2</sup>  
121.54 m<sup>2</sup>

(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.

**GIRAFFE360**