

# PFK

Mulberry House, Seaton Road, Broughton Moor, Maryport CA15 8ST

Price Guide: £230,000









LOCATION

Broughton Moor is situated approximately two miles north of Great Broughton and five miles north west of Cockermouth. The Solway Coast is just two miles away and the Lake District National Park is also within just a short drive away.

PROPERTY DESCRIPTION

Mulberry House is a superb, custom built, four bedroom, semi-detached property, completed in 2015 by a well respected local developer. Offering far more than your average semi-detached, the property has been completed to an extremely high standard of finish and designed to be highly energy efficient with above specification insulation, underfloor heating and solar panels.

The ground floor accommodation has oak flooring throughout and comprises social open plan, living-dining-kitchen, with integral appliances, underfloor heating and tri-folding doors leading to the rear garden, downstairs cloak room and built in storage.

Two double bedrooms, a single bedroom/office and four piece bathroom with soak tub and walk in shower, are situated to the first floor, whilst the second floor is taken up by a substantial double bedroom.

Externally, there is block paved parking for two vehicles at the front, and an easy to maintain garden to the rear.

ACCOMMODATION

Entrance Hallway

Accessed via composite front entrance door with glazed inserts and side panels. Two built in storage cupboards and feature staircase, with oak and glass balustrade, leading to first floor accommodation.

Cloakroom

Fitted with WC and wash hand basin.

Open Plan Living-Dining-Kitchen

7.86m x 6.94m (25' 9" x 22' 9") A superb, light and airy, dual aspect room with uPVC tri-fold doors giving access to the rear garden.

Living/Dining Area has space for three piece suite, points for TV/telephone/broadband/satellite TV, and space for eight to ten person dining table.

Kitchen has spotlighting and comprises range of base and wall units in white, high gloss finish with complementary grey, granite effect counter tops, splash back and 1.5-bowl composite sink with drainage board and mixer tap. Built in four-burner counter top mounted induction hob with extractor over, separate electric, combination oven, grill and techno microwave, integrated dishwasher and fridge freezer, and space/plumbing for under counter washing machine.

FIRST FLOOR

Landing

With spotlighting, wooden internal doors to all first floor rooms, built in storage cupboard and staircase with oak and glass balustrade to second floor.

Bedroom 1

3.88m x 3.58m (12' 9" x 11' 9") A front aspect, large double bedroom with TV point and built in wardrobes with sliding doors, hanging rail and shelving.

Bedroom 2

3.57m x 3.56m (11' 9" x 11' 8") A rear aspect, double bedroom.

Bedroom 3/Study

1.74m x 3.21m (5' 9" x 10' 6") A rear aspect single bedroom.

Bathroom

2.70m x 2.56m (8' 10" x 8' 5") A front aspect bathroom with tiled flooring, vertical heated towel rail and four piece suite comprising bath, walk in shower enclosure with raindrop shower head, wash hand basin and WC.

SECOND FLOOR

Second Floor Landing

Built in storage cupboard on the stairs. Wooden internal door to: -

<p>Bedroom 4</p> <p>3.75m x 5.94m (12' 4" x 19' 6") max. A substantial, front aspect, attic bedroom with twin Velux skylights giving views towards the Solway coast. Generous space for a king size bed, sofas etc. or could be utilised as an excellent home office if required. Wall mounted gas combi boiler.</p> <p>EXTERNALLY</p> <p>Parking</p> <p>A block paved courtyard at the front of the property provides ample off road parking for two/three cars.</p> <p>Garden</p> <p>To the rear is an enclosed, private, garden area, designed for ease of maintenance with decking, decorative chipped and patio areas and wooden pergola.</p>	<p>Referral &amp; Other Payments</p> <p>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, Bendles LLP, Scott Duff &amp; Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard &amp; Scott/Independent Mortgage Advisors – arrangement of mortgage &amp; other products/insurances - average referral fee earned in 2021 was £233.44; M &amp; G EPCs Ltd - EPC/Floorplan Referrals - EPC &amp; Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.</p>	<p>Directions: From PFK offices in Cockermouth, take the A5086 to the large roundabout. Take the second exit on to the A594 then after approximately three and a half miles, turn left signposted Broughton Moor. Proceed for approximately one mile into the village, across the crossroads and Mulberry House can be found on the left hand side.</p>
<p>ADDITIONAL INFORMATION</p> <p>Tenure</p> <p>The tenure of this property is freehold.</p>	<p>SALE DETAILS</p> <p>Mains electricity, gas, water &amp; drainage; gas-fired central heating (with underfloor heating to ground floor); double glazing installed throughout; solar panels installed; telephone &amp; broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.</p> <p>Council Tax: Band C</p> <p>Viewing: Through our Cockermouth office, 01900 826205.</p>	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	96	100
(81-91) <b>B</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		
England, Scotland & Wales		
EU Directive 2002/91/EC		