

PKK

8 Charter Gardens, Kirkby Stephen, Cumbria CA17 4EP

Guide Price: £310,000





PFK

LOCATION

The development is conveniently located within a short walk to Kirkby Stephen town centre. For those wishing to commute the town lies approx. 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes' away. The town also has a station on the scenic Settle-Carlisle railway line with connection to Leeds. Kirkby Stephen provides a good range of everyday facilities including supermarket, banks, post office, hotels, public houses, sports facilities and primary and secondary schools.

PROPERTY DESCRIPTION

Charter Gardens is a new residential estate conveniently situated on the edge of Kirkby Stephen town centre. No 8 is a well appointed, four bedroomed, terraced townhouse, completed in just 2021 and still benefitting from a 10 year NHBC warranty.

The property enjoys an outlook over the village green at the front and the layout is stylishly designed with lovely views from the upper floors. Accommodation briefly comprises to the ground floor: entrance hallway, large open plan, living/dining/kitchen with patio door providing access to the rear garden, and a useful ground floor WC. To the first floor there are two double bedrooms, one single bedroom and family bathroom. A principal suite with en suite shower room is situated on the second floor.

Externally, the property benefits from driveway parking, a single garage and fully enclosed, rear garden which is mainly laid to lawn with patio seating area.

ACCOMMODATION

Entrance Hallway

4.65m x 2.06m (15' 3" x 6' 9") Accessed via covered uPVC entrance door. Under stairs storage cupboard, stairs to first floor accommodation, door to open plan living area and door to: -

Cloaks/WC

1.83m x 0.94m (6' 0" x 3' 1") Fitted with wash hand basin and WC.

Open Plan Living/Dining/Kitchen

7.90m max x 3.32m max(25' 11" x 10' 11") A generously proportioned, open plan, L-shaped room with laminate flooring throughout. With front aspect window and patio doors with glazed side panels opening to the garden at the rear this is a lovely family and social living space. Kitchen/Dining Area - fitted with range of wall and base units with complementary work surfacing incorporating 1.5-bowl sink/drainage unit with mixer tap. Built in electric oven and hob with extractor fan over, integrated dishwasher, space/plumbing for washing machine and space for large, freestanding fridge freezer. Ample space for dining furniture. Living Area - overlooking the garden and with ample space for living room furniture.

FIRST FLOOR

Landing

4.63m x 3.10m (15' 2" x 10' 2")

Bedroom 2

3.21m x 3.35m (10' 6" x 11' 0") Front aspect double bedroom with radiator.

Family Bathroom

1.71m x 2.25m (5' 7" x 7' 5") A fully tiled bathroom with, heated towel rail and three piece suite comprising bath with shower over, wash hand basin in vanity unit and WC.

Bedroom 3

2.62m x 3.37m (8' 7" x 11' 1") Rear aspect double bedroom with radiator.

Bedroom 4

3.22m x 2.00m (10' 7" x 6' 7") Rear aspect single bedroom with radiator.

SECOND FLOOR

Landing

1.20m x 0.99m (3' 11" x 3' 3")

Principal Bedroom

5.80m x 4.39m (19' 0" x 14' 5") A large, dual aspect, principal bedroom with dormer windows to the front and rear, radiator and door to: -

En Suite Shower Room

1.97m x 2.17m (6' 6" x 7' 1") Fully tiled and fitted with shower cubicle, wash hand basin and WC.

EXTERNALLY

Driveway Parking

A block paved driveway at the rear of the property provides off road parking for one car.

Single Garage

With remotely controlled, electric roller shutter door, electric supply and pedestrian door which gives access to the rear garden.

Garden

The property benefits from a good sized, fully enclosed, garden area to the rear which is mainly laid to lawn with patio seating area - a lovely outdoor space for children, dining/entertaining and relaxing. A gate at the bottom of the garden provides access to the parking area.

ADDITIONAL INFORMATION

Tenure

Freehold.

Service Charge

Roads are adopted and a service charge of approx £205 applies.

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 : Naphens 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 electricity, gas, water & drainage; gas central heating; 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 C

Viewing: Through our Penrith office, 01768 862135.

Directions: From the A66 follow signs for Kirkby Stephen and once in the town take the right turn at the mini-roundabout and proceed towards the Grammar School. At the school, proceed straight up the hill and the entrance to the estate is on the left hand side. The property is located on your left hand side.





| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | 96 A |
| 81-91 | B | 87 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |

PRK

Approximate total area⁽¹⁾
1248.61 ft²
116 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

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