

# PFK

2 Canal Court, Burgh-by-Sands, Carlisle CA5 6BL

Guide Price: £375,000





## LOCATION

Burgh-by-Sands is a beautiful village steeped in history, to the west of Carlisle, built along the course of Hadrian's Wall, and was once a Roman Fort named Aballava. It has a thriving village community with a 'Good' Ofsted primary school, a public house - The Greyhound, village green with recreational and wildlife areas, a village hall hosting a variety of events and activities for the community and a beautiful 12th Century Norman Church built with stones from Hadrian's Wall where King Edward 1 lay in state in 1307 for 10 days.

## PROPERTY DESCRIPTION

Canal Court is an exclusive new development of just four properties, in the heart of the beautiful village of Burgh-by-Sands, 6 miles to the west of the centre of the great Border City of Carlisle. Offering energy efficient modern living, expertly crafted to the highest of standards by the long established family run local building contractors Kirkaldy & Roe.

Ready to move into, 2 Canal Court is a quality detached bungalow, with an accessible modern layout benefitting from underfloor heating throughout, each room having individual thermostatic control panels. The show stopping, triple aspect, open plan living dining kitchen opens out to a private patio and garden, offering a superb space for you to entertain and relax. The welcoming entrance hallway offers up a wonderful first impression and leading from it you will find two double bedrooms, a four piece family bathroom and a useful separate utility room with access to the rear garden.

The development benefits from a sweeping one-way access road and externally this delightful property has an impressive oak framed canopy porch. Original sandstone and bricks reclaimed from the old farm buildings that used to occupy the plot form individual detailing full of character on the front gable. A private paved driveway offers parking for two vehicles, an EV charging point and secure gated access to the rear garden. Traditional estate fencing offers an attractive boundary to the front, with planting, raised beds and lawns wrapping around the property.

## ACCOMMODATION

### Entrance

A composite front door and glazed side panel lead into a spacious reception hallway with LVT flooring, alarm panel, storage cupboard, loft access hatch and contemporary doors leading off to all rooms;

### Bedroom 1

3.81m x 2.83m (12' 6" x 9' 3") Double bedroom with window to the side aspect.

### Bedroom 2

3.82m x 2.88m (12' 6" x 9' 5") A dual aspect double bedroom.

### Utility Room

1.90m x 1.68m (6' 3" x 5' 6") With tiled floor, half glazed door to the rear garden and fitted with wall and base units, quartz worktop and upstand, undermounted stainless steel sink and mixer tap, space and plumbing for a washing machine and space for tumble dryer.

### Bathroom

3.00m x 2.14m (9' 10" x 7' 0") With tiled floor, inset spotlights, window to the rear aspect, extractor fan. Fitted with a quality white suite comprising bath with central mixer taps, a dual head walk in double width shower cubicle, wash hand basin inset in vanity unit with LED back lit demister mirror above, W.C.

### Open Plan Kitchen/Living/Dining Area

9.45m x 6.73m (31' 0" x 22' 1") overall max dimensions of the room, with a continuation of the LVT flooring from the hallway, this is a stunning triple aspect room with six windows to the front, side and rear and French doors leading to the patio and garden.

7.21m x 4.47m (23' 8" x 14' 8") dimensions for the living dining area.

4.10m x 4.05m (13' 5" x 13' 3") dimensions for the kitchen area.

A beautiful, contemporary fitted kitchen has a range of wall and base units, with quality integrated appliances including a fridge/freezer, dishwasher, eye level double electric oven and combi grill/microwave and induction hob, with canopy extractor over. Finished with quartz worktops, upstands and undermounted 1.5 bowl sink with drainage grooves. LED spotlights.

## EXTERNALLY

### Gardens & parking

The property has gardens to the front side and rear, with secure gated access to the rear, paving all around and a patio area. There is private driveway parking for two vehicles and an EV charging point.

## ADDITIONAL INFORMATION

Viewing: Through our Carlisle office, 01228 558 666.

### EPC, Tenure & Management Company

EPC - C

Tenure - Freehold

Management company - the development will be subject to a fee for the maintenance of the private road and communal areas, the fee for this is £200 per annum.

Directions: The Canal Court development can be found in the village of Burgh-by Sands with the postcode CA5 6AN. Coming from Carlisle it is just past the church and crossroads on the left hand side. Alternatively by using What3Words: ///proofread.sundial.jolt

### Heating system

The home is heated by an environmentally friendly, energy efficient air source heating system featuring underfloor heating, with thermostatic control panels in each room.

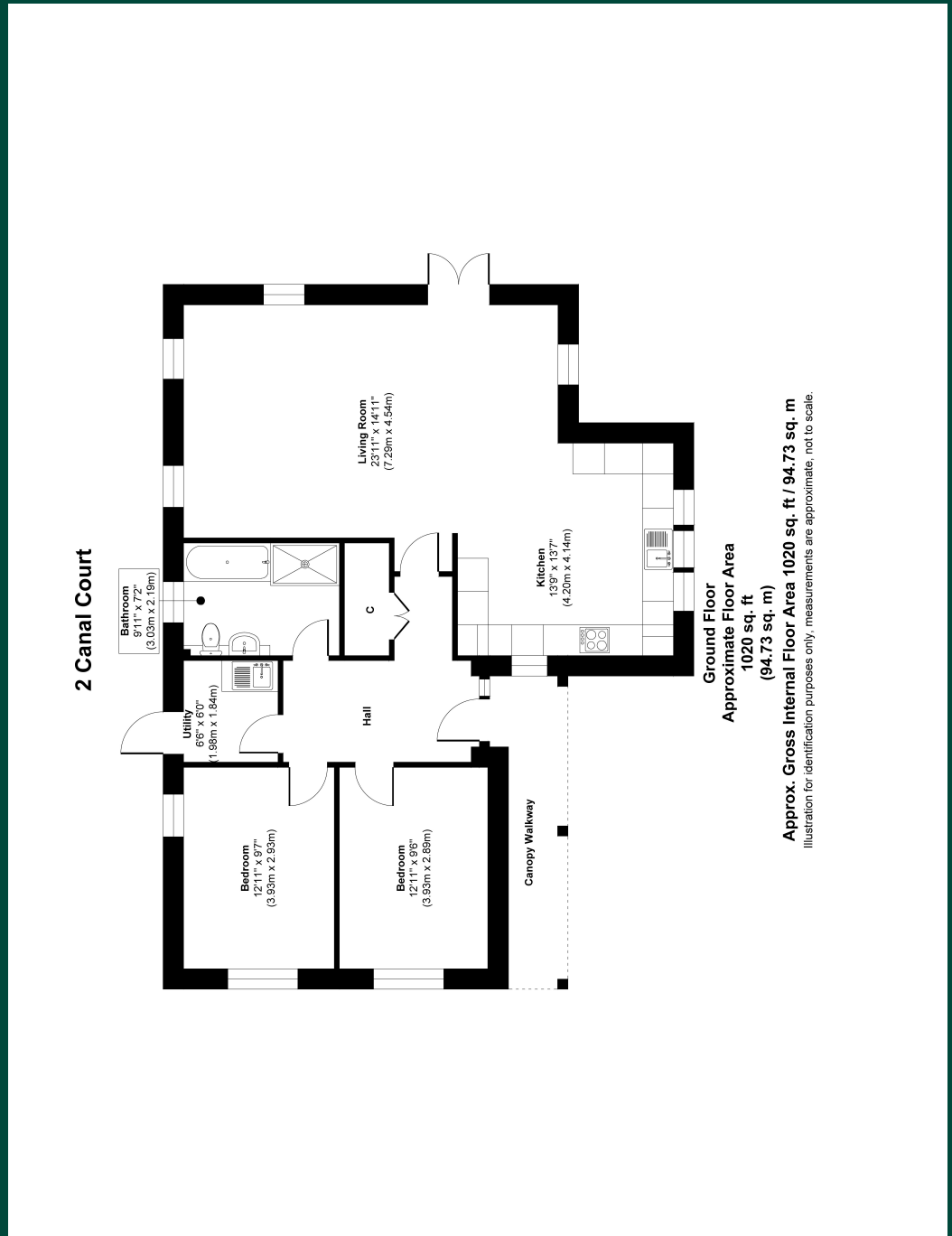
### Referral & Other Payments

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 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, water and drainage. Electric central heating (heat source pump) 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</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	