

PFK

112 Lonsdale View, Dearham, Maryport, Cumbria CA15 7EL

Guide Price: £335,000





LOCATION

Lonsdale View is located within the centre of the popular village of Dearham, providing easy access to the west coast employment hubs and only a short drive to the Lake District National Park. The village benefits from highly rated nursery and primary school, post office, general store and local services.

PROPERTY DESCRIPTION

The Hawthorns is the perfect family home, a fully renovated four bedroom, two bathroom, two reception room detached, with the open plan living-dining-kitchen space we all crave, and a superb level of quality finishes throughout. This is far from your average modern detached home.

The accommodation is extremely well proportioned, light and airy feeling and immaculately presented, with nothing to do but move in and live. Comprising large lounge, open plan living/dining/kitchen with island unit, integrated appliances and dining space for up to 8, utility room, cloakroom/WC and second reception room/play room/study or home office to the ground floor. To the first floor a beautiful galleried landing leads to four double bedrooms, the principal bedroom being ensuite, and with scope for the second bedroom to be ensuite also, and a stunning four piece bathroom.

Externally there is off road parking for three to four cars and a small lawn to the front, whilst to the rear is an enclosed and private garden, laid to lawn with patio and decking areas.

Sold with no onward chain and offering incredible value for the amount and standard of accommodation, you won't want to miss out on this!

ACCOMMODATION

Entrance Hallway

Accessed via part glazed composite front door. Oak staircase to first floor with built in understairs storage cupboard with radiator and alarm, telephone and broadband points.

Lounge

4.15m x 5.76m (13' 7" x 18' 11") A light and airy, front aspect reception room with ornate decorative coving and ceiling rose, gas fire in granite hearth and surround, TV, Sky and broadband points. A substantial room which can accommodate a large three piece suite.

Cloakroom/WC

Fitted with WC and wash hand basin in built in vanity unit, part tiled walls and vertical heated chrome towel rail.

Open Plan Living/Dining/Kitchen

5.73m x 7.57m (18' 10" x 24' 10") (max measurements) A fantastic, contemporary Leicht German kitchen with matching island unit. Fitted with a range of wall, base and drawer units in a high gloss cream and dove grey finish, with complementary work surfacing incorporating composite sink and drainer unit with mixer tap and dove grey tiled splashbacks. Integrated (in the island unit) five burner induction hob with inset, roof mounted extractor over, separate electric oven and grill integrated at eye level. Soft close, pull out spice racks, built in 30 bottle wine cooler and space for a six to eight person dining table. Spot lighting, Karndean flooring, glazed UPVC door with integrated blinds leading to the rear garden, part glazed door to the utility room and door to the second reception room.

The kitchen opens into the conservatory which provides the living space to the room with TV point, Karndean flooring with underfloor heating, additional wall mounted heater and UPVC door giving access to the rear garden.

Utility Room

2.67m x 1.84m (8' 9" x 6' 0") A side aspect room fitted with the same work surfacing as the kitchen. With wall mounted storage cupboard in a cream, high gloss finish, plumbing for under counter washing machine and tumble dryer, plumbing for American style fridge freezer and Karndean flooring.

Second Reception Room

2.92m x 4.46m (9' 7" x 14' 8") (to fitted storage cupboards) Currently utilised as a home office, a front aspect room with UPVC French doors giving access to the front garden. Substantial built in storage cupboards with sliding doors, spot lighting and Karndean flooring, the room offers excellent potential as a home office, study, playroom or even an additional bedroom if required.

FIRST FLOOR LANDING

A galleried landing area with loft access via drop down hatch and ladder, built in shelved storage cupboard and oak internal doors leading to all first floor rooms.

Bedroom 1 - Principal Suite

4.17m x 3.13m (13' 8" x 10' 3") A light and airy, front aspect large double bedroom with ornate decorative coving and ceiling rose, point for wall mounted TV and door to ensuite.

Ensuite Shower Room

1.87m x 2.06m (6' 2" x 6' 9") Fitted with three piece suite comprising walk in, corner shower cubicle with mains shower, raindrop style shower head and additional handheld attachment, WC and wall mounted wash hand basin with built in vanity unit. Vertical heated chrome towel rail, tiled walls, Karndean flooring and obscured side aspect window.

Bedroom 2

3.15m x 4.70m (10' 4" x 15' 5") (to fitted wardrobes) A substantial front aspect double bedroom with a bank of three fitted wardrobes with sliding doors and point for wall mounted TV. If required, there is capacity for a second ensuite.

Bedroom 3

2.48m x 3.86m (8' 2" x 12' 8") Rear aspect double bedroom with substantial built in storage cupboard with hanging rail and wall mounted shelving.

Bedroom 4

4.17m x 2.52m (13' 8" x 8' 3") (to back of wardrobes) A front aspect double bedroom, fitted with a bank of built in wardrobes and storage cupboards, all with mirror fronted sliding doors.

Bathroom

2.20m x 3.14m (7' 3" x 10' 4") Fitted with four piece suite comprising walk in shower cubicle with mains shower, raindrop shower head and additional hand held attachment, WC, wash hand basin and contemporary rolltop bath with mood lighting. Tiled walls, spotlighting, Karndean flooring, anthracite vertical heated towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is block paved parking on the driveway for two to three cars and a small lawned front garden with mature tree. To the rear there is an immensely private garden with high fences, shrubbery and hedging to all sides. The rear garden is laid to lawn with substantial decked area, two patio areas, mature trees, shrubbery and borders, external power point and tap.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & 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.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating with Nest control system and double glazing installed throughout. Telephone line installed subject to BT regulations. CCTV system installed. 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: From Cockermouth, take the Maryport road at the roundabout on to the A595 and proceed through Dovenby to Dearham. On entering the village, turn right at the crossroads, then first left onto Lonsdale View.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	