

# PFK

3 Wentworth Park, Stainburn, Workington, Cumbria CA14 1XP

Guide Price: £250,000









## LOCATION

Stainburn is a sought after family friendly suburb of the town of Workington, within walking distance of the Good OFSTED rated Workington Academy secondary school. There is also easy access to the A66 bypass which makes this a great commuter option for local employees of Sellafield at under a 20 mile drive.

## PROPERTY DESCRIPTION

3 Wentworth Park is a beautifully presented two bedroomed detached bungalow, sat within a quiet cul-de-sac in the popular village of Stainburn and enjoying a complete one of a kind, south facing sun trap garden that has to be seen!

Enjoying spacious and comfortable accommodation comprising lounge with doors to the large conservatory, dining kitchen, utility room ensuite main bedroom, second double bedroom and three piece bathroom.

Externally there is a blocked paved driveway for two cars, lawned garden and integral garage - (a perfect workshop or prime for creating extra living space) to the front, whilst to the rear is a wonderfully crafted and unique private garden. Having been created by the current owners, and themed around a Japanese water garden, it offers an immensely tranquil space which receives huge amounts of sun throughout the day, and boasts easy to maintain planters and patio areas, combined with mature beds and borders, mahogany decking and walkways, and hand carved Japanese tea room style summer house and storage shed - it has to be seen to really appreciate the skill and craftsmanship that has gone into its creation!

## ACCOMMODATION

### Entrance Hallway

Accessed via wooden external door with glazed insert and side panel. With decorative coving, loft access via hatch, built in shelved storage cupboards and doors to all rooms.

### Lounge

3.71m x 3.67m (12' 2" x 12' 0") A rear aspect room with decorative coving, gas fire with granite hearth and surround, oak flooring and UPVC double glazed sliding doors into conservatory.

### Conservatory

3.84m x 3.78m (12' 7" x 12' 5") A light and airy triple aspect room with solid glass ceiling and UPVC French doors giving access to the garden. With wall mounted electric heater and tiled flooring.

## Kitchen

3.68m x 2.99m (12' 1" x 9' 10") Fitted with a range of wall and base units in a light cream, high gloss finish with complementary black granite effect work surfacing and splashbacks, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated appliances include four burner, countertop mounted gas hob with acrylic splashback and extractor over, dishwasher and eye level electric oven and combination microwave/grill. Space for freestanding fridge freezer and for a four person dining table, point for wall mounted TV, rear aspect window and door to utility room.

## Utility Room

1.48m x 2.46m (4' 10" x 8' 1") A rear aspect room with part glazed UPVC door leading out to the rear garden and door to integral garage. Fitted with a range of wall and base units in a green wood finish with complementary granite effect work surfacing, plumbing for under counter washing machine and laminate flooring.

## Bedroom 1

3.59m x 4.11m (11' 9" x 13' 6") A front aspect double bedroom with a range of range of fitted wardrobes and storage units.

## Ensuite Shower Room

Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin.

## Bedroom 2

4.14m x 2.99m (13' 7" x 9' 10") A front aspect double bedroom with twin fitted wardrobes, chest of drawers and additional built in double wardrobe.

## Bathroom

2.58m x 1.69m (8' 6" x 5' 7") A side aspect room, fitted with a three piece suite comprising bath with hand held, mains shower attachment over, WC and wash hand basin, tiled splashbacks and flooring.

EXTERNALLY

## Gardens and Parking

To the front of the property, there a lawned garden area which wraps around the left and side and a block paved driveway with offroad parking for two cars and leading to the garage. Gated access to the right side of the property leads to the beautiful rear garden, a delightful suntrap created by the current owners to be a Japanese water garden offering an immense amount of peace and tranquility and enjoying the sun all day. The garden is easy to maintain, laid to a variety of paved paths and solid mahogany decking and walkway areas, artificial lawns and decorative chipped areas. With raised planters and water features, mature oriental style shrubbery, storage shed and a Japanese tea house style summer house with power and lighting.

## Garage

Integral garage with up and over door, power, lighting and water supply. The garage is currently utilised as a workshop, but could easily be converted into a third bedroom, subject to planning.

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 2022 was £260.48; 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 and drainage. Gas central heating 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.

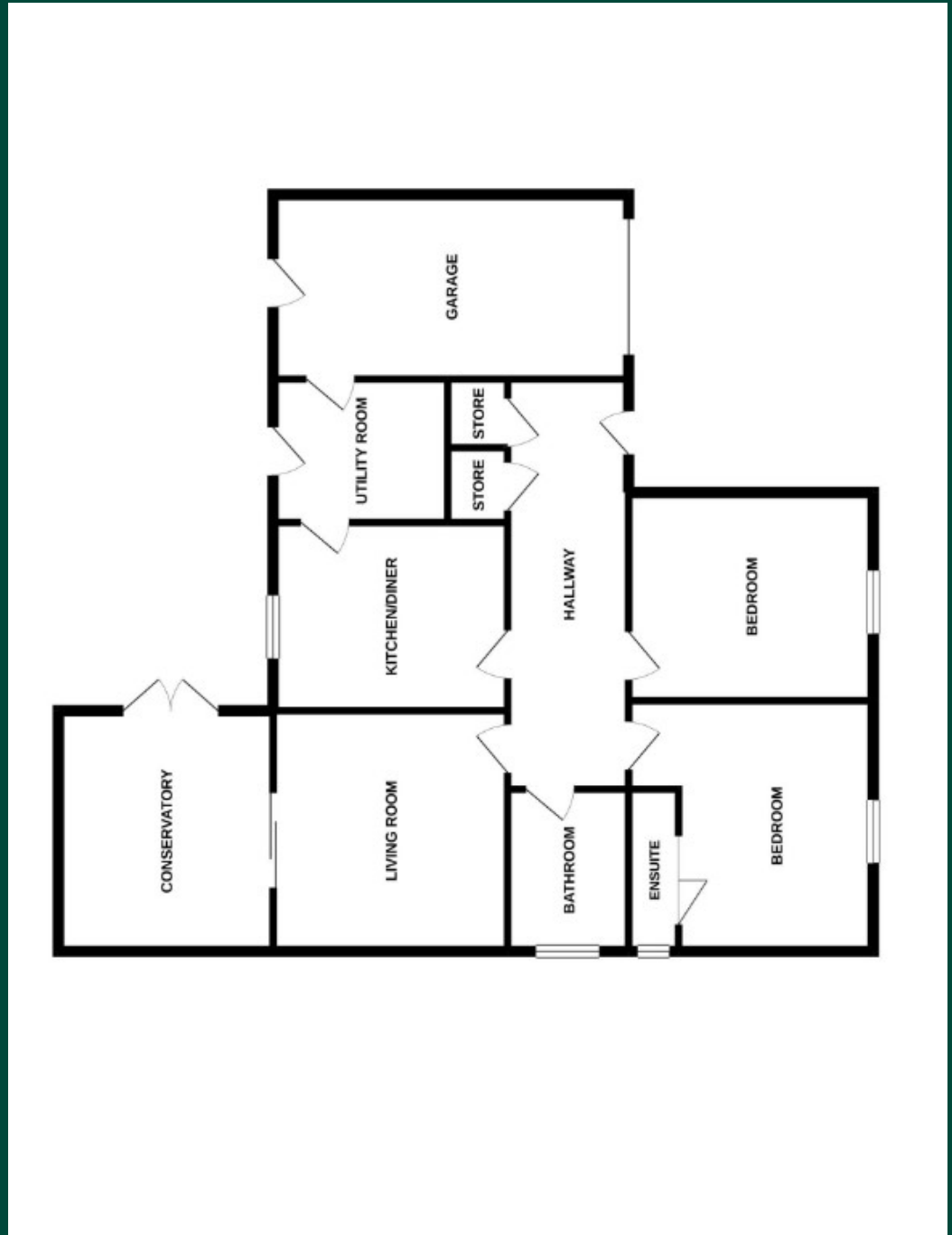
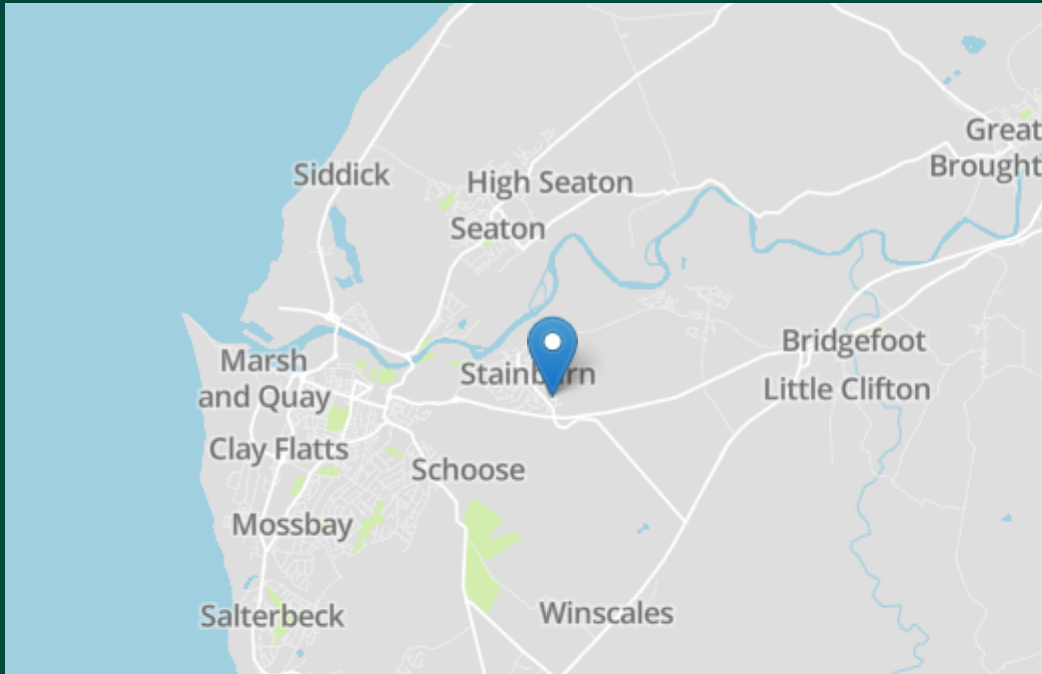
Council Tax: Band C

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Workington head along Stainburn Road and turn right at The Briery into Moor Road. Take the third left hand turn into Wentworth Park and then the first left, where the bungalow can be found on the left hand side.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	