

PFK

3 Lowrey Close, Beckermeth, Cumbria CA21 2YX

Guide Price: £320,000





LOCATION

The pretty village of Beckermet lies some three miles south of Egremont and is less than five miles from St Bees Head Heritage Coast. Whitehaven (10 miles north) is an interesting port town with some exceptional architecture, and Cockermouth, having strong associations with Wordsworth, is approximately 20 miles north of the village. All of the western valleys of the Lake District National Park are within easy reach together with the beautiful lakes and fells of Ennerdale and Wasdale.

PROPERTY DESCRIPTION

Situated in arguably the most prominent position on the popular residential estate of Lowrey Close, stands this four bedroom, detached, family home which is now being offered to the market with no onward buying chain.

The property occupies an extensive plot, with well-appointed accommodation and generous, off-road parking, perfectly suited to families and purchasers perhaps looking to relocate to the area. In brief comprising: entrance porch, spacious hallway, lounge, kitchen, large utility room, cloakroom/WC, office, superb sunroom & integral, attached garage to the ground floor. To the first floor there are four well-proportioned bedrooms and a four-piece family bathroom.

Externally, in addition to driveway parking for multiple cars, there is additional parking space in the attached, integral garage and further parking available in the workshop, situated adjacent to the property. The external space wraps around the entire property and is arranged with al-fresco dining spaces incorporating a mix of lawned & decorative shillied areas, complemented by hot tub, decked barbecue area, and flower and vegetable beds. There is also a storage shed and greenhouse within the property sale.

Viewing is essential in order to appreciate all this truly special property has to offer.

ACCOMMODATION

Entrance Porch

2.4m x 1.2m (7' 10" x 3' 11") Accessed via uPVC front entrance door. A glazed porch with view of the front garden. Further internal uPVC door into:-

Hallway

4.2m x 1.9m (13' 9" x 6' 3") With access to ground floor rooms. Wood effect laminate flooring and stairs to first floor accommodation with understairs storage cupboard.

Cloakroom/WC

1.2m x 1.9m (3' 11" x 6' 3") With wash hand basin and WC.

Kitchen

2.8m x 3.1m (9' 2" x 10' 2") Fit with a range of modern, base and wall units with contrasting work surfaces, tiled splash backs and sink/drain unit. Window to rear aspect, four-burner cooker with extractor over, space for dishwasher and double fridge freezer. Tile effect flooring.

Utility Room

2.6m x 1.5m (8' 6" x 4' 11") Built in work surfacing with cupboards below. Space/plumbing for washing machine and tumble dryer. Tile effect flooring, door to integral garage and uPVC door providing access to the side of the property.

Office

2.9m x 3.1m (9' 6" x 10' 2") Currently utilised as home office space, with laminate flooring and window looking through to sunroom.

Living Room

3.5m x 5.2m (11' 6" x 17' 1") A large, bright, reception room with window to front overlooking the garden and patio doors into the sunroom. Gas fire set on black, gloss hearth with wooden surround, and laminate flooring.

Sunroom

5.2m x 3.6m (17' 1" x 11' 10") A lovely bright sunroom with views of the garden and providing superb, additional living/entertaining space - sufficient for ten person dining table if desired. Two external access points, single door and additional double doors. Tile effect flooring.

FIRST FLOOR

Landing

Bedroom 1

2.6m x 2.2m (8' 6" x 7' 3") A small double/single bedroom with views over the village.

Bedroom 2

3.6m x 2.8m (11' 10" x 9' 2") A large double bedroom with views to the rear of the property. Built in wardrobes.

Bedroom 3

2.1m x 3.1m (6' 11" x 10' 2") Another double bedroom, also with views to the rear.

Principal Bedroom 4

3.0m x 3.1m (9' 10" x 10' 2") A large, double bedroom with views to the rear of the property. Built in wardrobes with mirrored doors.

Family Bathroom

2.7m x 1.9m (8' 10" x 6' 3") Fit with three piece suite comprising large bath with shower attachment, WC and wash hand basin on vanity unit with mirrored vanity cabinet above. Large storage cupboard.

EXTERNALLY

Parking

There is driveway parking available for multiple vehicles.

Integral Garage

2.7m x 4.9m (8' 10" x 16' 1") Currently used for storage purposes. Up and over door, power and light.

Workshop

3.6m x 6.0m (11' 10" x 19' 8") Currently used for storage purposes but could easily accommodate a car.

Gardens

The property benefits from fabulous outdoor space, perfect for outdoor dining, family time and for social entertaining. A garden to the front of the property with boundary hedging provides a degree of privacy. Further gardens wrap around the house and incorporate lawn, flower and vegetable beds, decked patio/barbecue area, decorative chipped areas and separate, private hot tub space. There is also a storage shed and greenhouse.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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 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 D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 3 Lowrey Close can be located using the postcode CA21 2YX and identified by a PFK 'For Sale' board. Alternatively by using What3Words ///sheepish.depended.snowboard





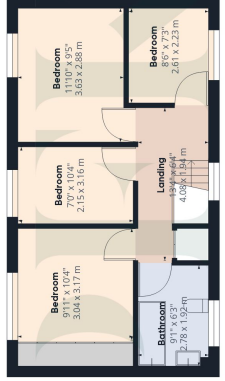
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1742.74 (sq ft)
161.91 m²



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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