

PFK

43 Fletcher Hill Park, Kirkby Stephen, Cumbria CA17 4QZ

Price Guide: £395,000





PEK

LOCATION

Fletcher Hill Park Hill is located within a short walk of Kirkby Stephen town centre which provides a good range of everyday facilities including primary and secondary schools, several supermarkets, a bank, post office, cafes and restaurants/takeaways and public houses. For those wishing to commute the town lies approximately 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.

PROPERTY DESCRIPTION

Spacious, well presented, detached bungalow located in an elevated position on Fletcher Hill Park, an exclusive cul de sac, within walking distance of the town centre in this popular market town.

The property briefly comprises spacious entrance hallway, large dual aspect living room, fitted kitchen/dining room, two double bedrooms, single bedroom, family bathroom, utility, WC and integral garage.

Benefitting from garden and ample parking space to the front elevation with areas to sit out and enjoy the views. The rear garden is private and can be accessed from both sides of the property, having a patio area and the remainder mainly being laid to lawn with hedging to the boundary.

Viewing is highly recommended to appreciate the accommodation on offer. No onward chain.

ACCOMMODATION

Spacious Entrance Hallway

Accessed via part glazed, wood effect, uPVC entrance door. Radiator, built in cloaks cupboard - with hanging rail and shelf, and further built in, shelved, airing/cylinder cupboard.

Living Room

5.90m x 4.22m (19' 4" x 13' 10") Expansive, light room with dual aspect windows to front and side, overlooking the garden to the front and toward open countryside at the side. Feature gas fire set on marble hearth with decorative wooden mantel and fire surround, two radiators, two telephone points and a TV point.

Bedroom 2

3.41m x 3.61m (11' 2" x 11' 10") Front aspect, double bedroom with views toward open countryside. Radiator, TV and telephone points and built in wardrobe (with hanging rail and shelf).

Bedroom 3

4.22m x 1.97m (13' 10" x 6' 6") Side aspect, single bedroom with radiator and TV point. This room could be utilised as an office if required.

Principal Bedroom

4.61m x 3.52m (15' 1" x 11' 7") Large, rear aspect, principal bedroom overlooking the garden. Radiator, TV and telephone points, double doors to bank of wardrobes, and further built in single wardrobe (all with hanging rail and shelving).

Family Bathroom

2.66m x 2.37m (8' 9" x 7' 9") Partly tiled, four piece family bathroom comprising bath, fully tiled shower cubicle fitted with mains plumbed shower, WC and pedestal wash hand basin with mirror, light and shaver socket above. Obscured window to rear elevation, and radiator

Kitchen/Dining Room

5.15m x 3.56m (16' 11" x 11' 8") Spacious, bright room fitted with range of wooden wall and base units, matching glazed corner display unit and two corner shelving units. Stainless steel sink/drainer unit with mixer tap, complementary worktops with tiled splash back, built in Zanussi electric oven and ceramic hob with extractor over, integrated Zanussi dishwasher, and integrated fridge. Rear aspect window overlooking the garden, radiator, TV and telephone points, and ample space for an eight person dining table. Door to:-

Utility Room

2.32m x 2.35m (7' 7" x 7' 9") Rear aspect room fitted with base unit incorporating stainless steel sink/drainage unit with worktop over, tiled splash back and space/plumbing for under counter washing machine. Space for tumble dryer, door to integral garage and part glazed, wooden door providing access to the rear garden. Further door to:-

Cloaks/WC

0.83m x 2.35m (2' 9" x 7' 9") With obscured window to rear aspect and WC.

EXTERNALLY

Parking

There is generous parking available on the driveway at the front of the property which leads to:-

Integral Garage

6.16m x 3.20m (20' 3" x 10' 6") With up and over door, window to side elevation, power, light, shelving to one wall, wall mounted boiler and access to loft space (via hatch).

Gardens

A lawned garden with colourful shrub and hedge boundary flanks the driveway at the front of the bungalow with seating area to enjoy the lovely open countryside views. Access via both sides of the bungalow to an enclosed, private rear garden which is predominantly laid to lawn with boundary hedging and patio area - another lovely space to sit out or to enjoy al fresco dining.

ADDITIONAL INFORMATION

Tenure

Freehold.

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

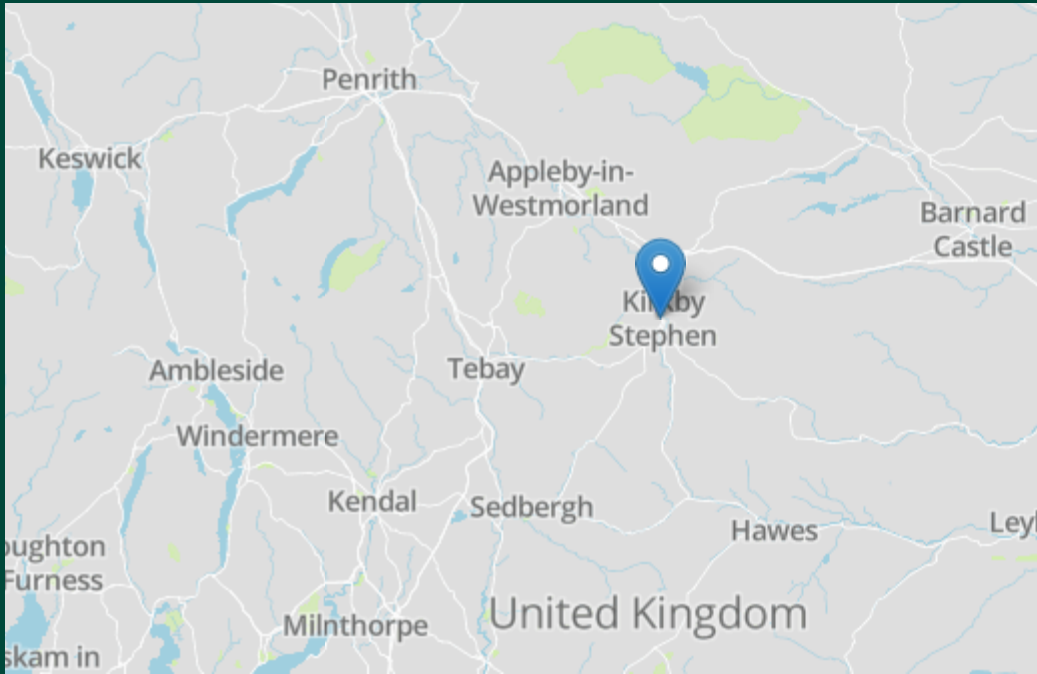
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: Approaching Kirkby Stephen from the A66, at the mini-roundabout take the second exit onto Silver Street and then the first left onto Faraday Road. From here take the second right turn into Fletcher Hill Park and follow the road round where the bungalow can be found on your left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		



Approximate total area*
1406.31 ft²
130.65 m²

(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. This plan is for illustrative purposes only.

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