

# PFK

1 Little Corby Road, Little Corby, Carlisle CA4 8QN

Guide Price: £300,000





## LOCATION

Found right where the villages of Little Corby and Warwick Bridge meet, is this charming property, the location itself offers a feeling of rural living on the outskirts of Carlisle but with the benefits of a wealth of amenities within walking distance, including a local primary school, garage, post office, public house, butchers, CO-OP convenience store, tea room, doctor's surgery and a regular bus service.

Within the catchment area for the recommended William Howard secondary school in Brampton and just 5 miles from Carlisle, offering convenient access to the A69 and M6 and providing ease of access to the Lake District National Park, Newcastle and Scotland.

## PROPERTY DESCRIPTION

Could this impressive detached bungalow be exactly what you have been waiting for? Offering tranquility and privacy, nestled in mature wrap around gardens of just under a third of an acre, this is an opportunity not to be missed.

Arriving at 1 Little Corby Road you will find a large drive with plenty of parking, when entering the property you can either choose to go in through the superb sun room, or via the entrance to the cloak and boot room which leads you into the utility room on your right, out to the rear garden straight ahead, or the kitchen on your left. The kitchen flows into the dining room, with French doors to the rear garden and is L shaped open plan design through to the lounge, which boasts a huge picture window to the front garden. The door from the lounge leads to the main hallway which is wide and bright and leads off to all remaining rooms, including three double bedrooms, the bathroom, a separate WC and the sun room.

Well maintained but offering scope to reconfigure the layout in a way to suit your lifestyle, this really is a fantastic detached bungalow in a prime village location.

## ACCOMMODATION

### Entrance

Entrance is via PVCu half-glazed door into the spacious boot / cloakroom with radiator, half-glazed PVCu door to the rear garden and doors off to the kitchen and utility room.

### Utility Room

2.58m x 2.44m (8' 6" x 8' 0")

Double glazed window to the front aspect, wall mounted Worcester gas central heating combi-boiler. Fitted with a range of base units with laminated worktop, 1.5 bowl composite sink and drainer unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted shelving, extractor fan, ceiling mounted clothes airer.

### Kitchen

3.27m x 2.68m (10' 9" x 8' 10")

Double glazed window to the rear aspect. Fitted with a modern range of pale wood finish wall and base units with laminated worktops and splashbacks. Pull-out larder unit, integrated full height fridge-freezer, 1.5 bowl stainless steel sink and drainer unit with mixer tap, free-standing oven grill and hob with integrated canopy extractor over, space and plumbing for dish washer, radiator, built-in storage cupboard housing fuse board and electric meter, door leading into:

### Dining Room

3.29m x 2.61m (10' 10" x 8' 7")

With French doors to the rear patio, radiator, 'L' shaped open plan to the living room.

### Living Room

5.45m x 3.61m (17' 11" x 11' 10")

With large, double glazed picture window to the front aspect with radiator and door leading to inner hallway.

### Inner Hallway

Originally the front door would have been where you now access the sun room and so this is a wide and spacious hallway with radiator and doors leading off to:

### Sun Room

4.03m x 2.53m (13' 3" x 8' 4")

Double glazed window all around giving views to the large front wrap-around gardens. Double glazed door to the front aspect, radiator, tiled floor.

## Bedroom 1

3.16m x 2.39m (10' 4" x 7' 10")

Double bedroom with double glazed window to the front aspect, radiator.

## Bedroom 2

4.12m x 3.03m (13' 6" x 9' 11")

Double bedroom with double glazed window to the front aspect, radiator, built-in wardrobes and dressing table, with matching bedside units and headboards, loft access hatch.

## Bedroom 3

4.20m x 3.00m (13' 9" x 9' 10")

Double bedroom with double glazed window to the rear aspect, radiator, built-in wardrobes and dressing table with matching bedside units and headboards.

## W.C.

1.66m x 1.07m (5' 5" x 3' 6")

With double glazed window to the rear aspect with obscured glass, W.C., fully tiled walls.

## Wet Room

2.61m x 1.79m (8' 7" x 5' 10")

Double glazed window with obscured glass to the rear aspect. Extractor fan, radiator, pedestal wash-hand basin, W.C., wall-mounted electric shower unit with folding enclosure around and drainage.

## EXTERNALLY

### Workshop

2.84m x 2.74m (9' 4" x 9' 0")

The workshop and utility room were created by converting the garage. The utility room is now integral to the property and what was the rear of the garage is now a workshop, access via PVCu door to the rear garden, with double glazed window to the rear garden, power and light.

### Gardens and Parking

The property is accessed via a fenced, gated driveway providing ample parking. Mainly laid to lawn to the front and sides of the property with raised bedding and seating areas with mature shrubs. A pathway leads to the rear with a raised patio area, additional area with greenhouse, further seating areas.

## ADDITIONAL INFORMATION

### Tenure, Chain & EPC

Tenure - Freehold

Chain - Sold with the benefit of no onward chain

EPC - C

## Referrals and 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

### SERVICES

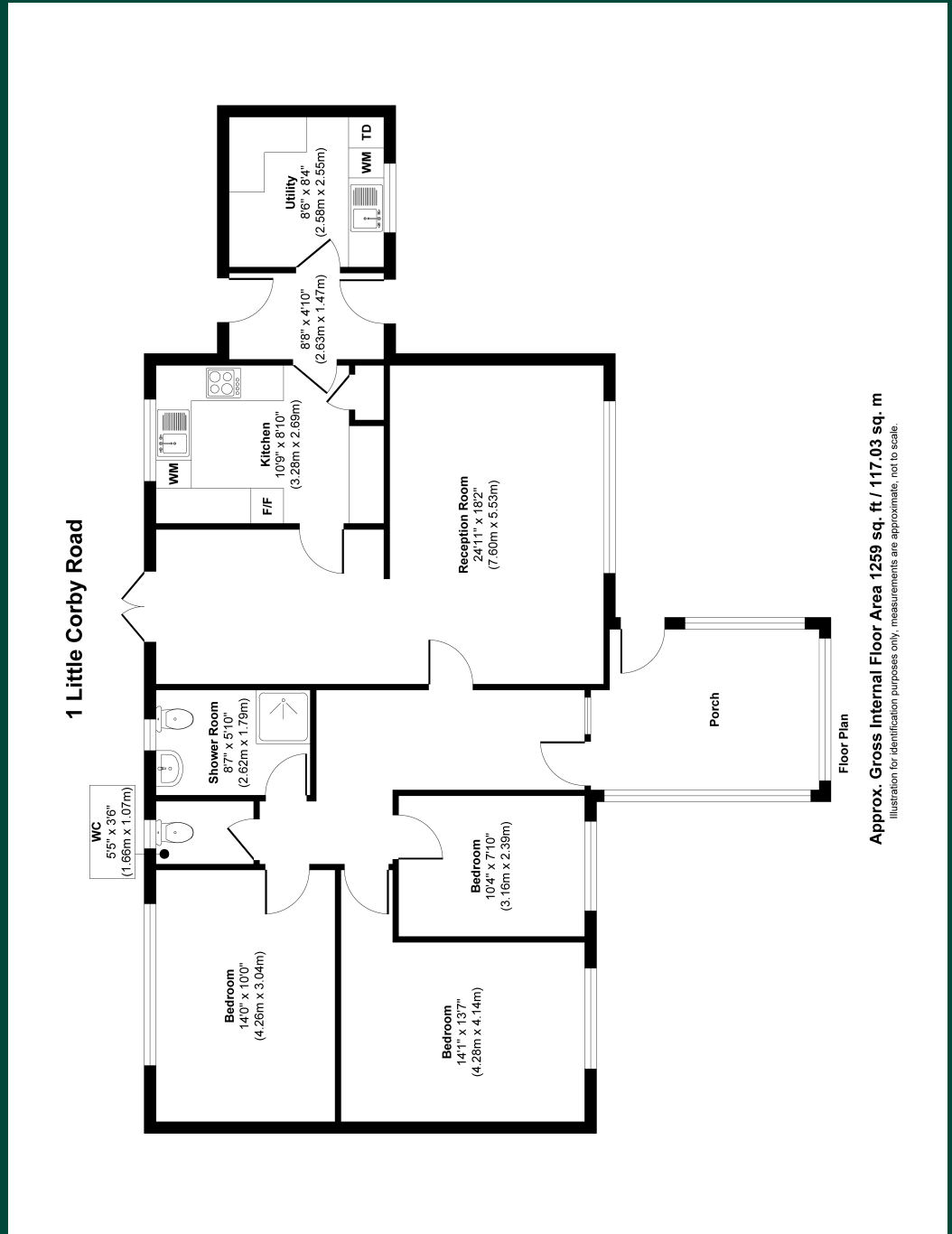
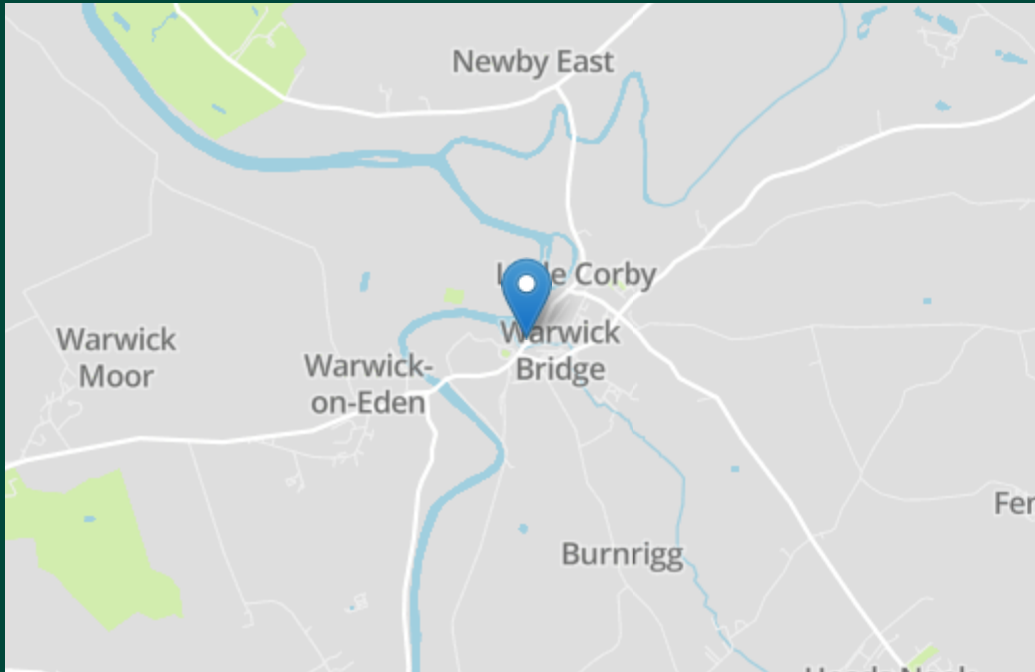
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 1 Little Corby Road can be located with the postcode CA4 8QN and identified by a PFK For Sale board. Alternatively [View on Map](#) by [Google Maps](#) using What3Words: [:///printouts.bouncing.sticks](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</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	