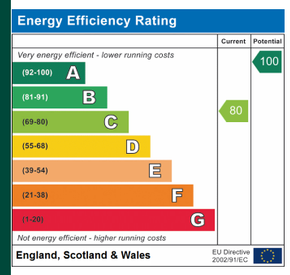
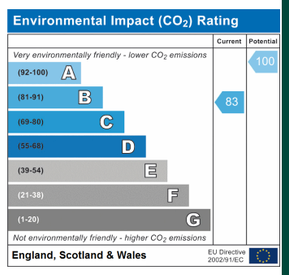
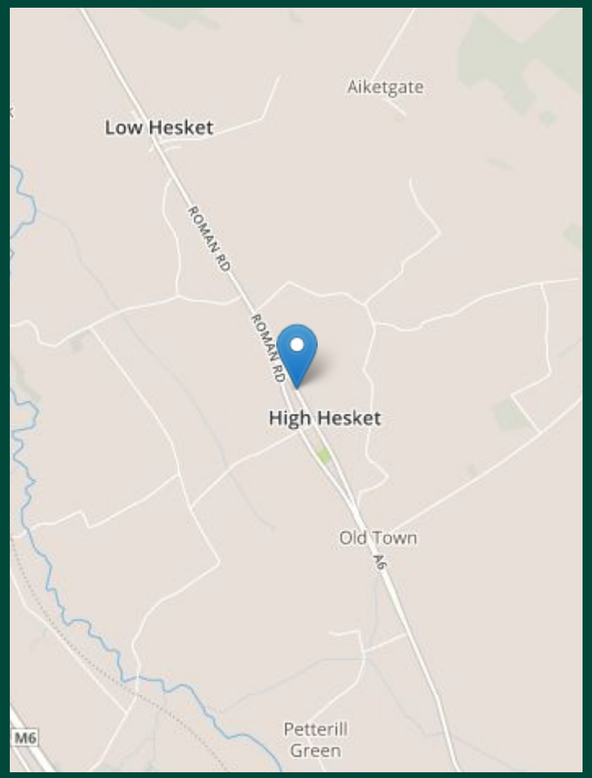
PFK

Guide Price: £375,000







27 Coopers Close, High Hesket, Carlisle, Cumbria, CA4 0HS

- Detached bungalow
- Views towards the Pennines
- Three double bedrooms
- Range of local amenities
- Spacious open plan living
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract:
2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

The Property Ombudsman

RICS

01228 558 666

carlisle@pfk.co.uk

www.pfk.co.uk

LOCATION

This is a popular conveniently located village which supports a modern primary school, church and regular bus services. There is a doctor's surgery just outside the village. Penrith & Carlisle both cater well for everyday needs with supermarkets, sports clubs, main line stations, etc. The lovely countryside of the Eden Valley, Roman Wall, Solway coast and Lake District National Park are all within easy driving distance. The neighbouring village of Low Hesket has a popular public house (The Rose and Crown) which offers both a warm welcome and traditional food.

PROPERTY DESCRIPTION

Reduced from £395,000 to £375,000 An executive detached bungalow on the edge of a village location. Offering well appointed accommodation including a spacious living room, dining room and kitchen with fitted appliances, three generous bedrooms with the master having an en-suite shower. Garage with remote controlled electric roller door, ample parking and generous garden with fantastic views.

This new build property is finished to a high standard with local Lazonby stone and a tiled roof in slate grey, underfloor heating, powered by an air source pump making the property energy efficient. Flooring's all fitted.

ACCOMMODATION

Entrance Hall
5.00m x 1.20m (16' 5" x 3' 11") Oak effect double glazed French doors, entrance door with double glazed side panels, tiled flooring, built-in cupboard, cupboard with underfloor heating controls and hot water tank, telephone point

Kitchen
4.16m x 3.54m (13' 8" x 11' 7") Fitted with dove grey wall and base units in a high gloss finish, with complementary quartz work surfaces and upstands, inset 1.5 bowl sink and drainer, kitchen island with breakfast bar, freestanding range style cooker with induction hob and extractor. Integrated appliances to include fridge/freezer, microwave, and dishwasher. Slate tiled flooring, recessed ceiling spotlights, window to side, open plan access to living/dining area. Door to utility room.

Dining Room
4.44m x 6.0m (14' 7" x 19' 8") Two Velux windows, opening to living/sun room.

Living/Sun Room
5.37m x 4.30m (17' 7" x 14' 1") Window to rear and French doors to patio, all with fantastic views over the garden and towards the northern Pennines. The combined measurements of the open plan living/dining area and kitchen is 15.24m x 5.35m (50' 0" x 17' 7").

Utility Room
4.13m x 1.72m (13' 7" x 5' 8") Fitted with dove grey base units in a high gloss finish, work surfaces, sink and drainer, plumbing for washing machine, window, door to garage, double glazed oak door to side.

Master Bedroom
3.70m x 4.60m (12' 2" x 15' 1") Window to rear, with views of the garden and towards the northern Pennines. Access to en-suite.

En-Suite Shower Room
2.30m x 1.70m (7' 7" x 5' 7") Three piece suite comprising large panelled shower cubicle, vanity unit with fitted WC and wash hand basin, fitted touch-button mirror, chrome heated towel rail, window, recessed ceiling spotlights.

Bedroom 2
3.00m x 3.60m (9' 10" x 11' 10") Window to rear with views of the garden and towards the Pennines. Loft access.

Bedroom 3
2.60m x 2.60m (8' 6" x 8' 6") Window to rear with views of the garden and towards the Pennines.

Family Bathroom
3.00m x 1.70m (9' 10" x 5' 7") Bath with shower over, WC, wash hand basin, chrome heated towel rail, window, fitted touch-button mirror with light.

EXTERNALLY

Gardens and Parking
To the rear of the property there is a lawned garden, and a paved patio made from Indian sandstone, which all take advantage of the views. To the front of the property there is driveway parking for around three cars, security light, and access to the garage.

Garage
6.00m x 2.70m (19' 8" x 8' 10") Electric uPVC oak effect roller door, door to utility room, door to rear garden, window to side, power, tap.

ADDITIONAL INFORMATION

Referral & Other Payments
PFK work with preferred providers for the delivery of 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 a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2018 was £226.32; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric heat source pump central heating and double glazing installed. All internal doors are oak. uPVC oak effect external doors. 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.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: From Carlisle, head south on the A6 towards Penrith, High Hesket is approximately 8 miles south from Junction 42. From Penrith, head north on the A6 for approximately 8 miles into High Hesket. Take the first left onto Coopers Close and follow the road around. The property is situated at the northern end of the village.