

PFK

8 Wray Head, Drigg, Holmrook, Cumbria CA19 1XR

Guide Price: £199,950





PFK

LOCATION

The village of Drigg offers a most convenient location and, for those wishing to commute, there are excellent road links via the A595 and rail links connecting to neighbouring towns and employment centres along the west coast. Good local amenities can be found in Seascale including doctor's surgery and pharmacy and the interesting towns of Whitehaven and Cockermouth, having strong associations with Wordsworth, are within easy reach.

PROPERTY DESCRIPTION

Occupying a substantial corner plot on a quiet cul-de-sac in the village of Drigg on the west coast, is this rather delightful, three bedroom semi-detached bungalow. Presented to the market at a sensible price and with the added benefit of no onward buying chain.

The property offers well appointed accommodation in a most convenient and pleasant setting, close to the beach, train station allowing for easy commute to nearby towns and employment centres, and the delights of the National Park. Perfect for a young family or perhaps early retirement/relocation from busier towns and cities, and briefly comprising entrance hallway, spacious lounge, modern kitchen, utility room, large sunroom, three double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a larger than average plot, with off road parking for several vehicles - which includes a detached garage, and even space for a motorhome or caravan.

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

ACCOMMODATION

Entrance Porch

Accessed via uPVC entrance door with glazed side panels. Further part glazed, obscured, uPVC door leading into:-

Hallway

With two, large built in storage cupboards, and a radiator.

Lounge

4.78m x 4.42m (15' 8" x 14' 6") Bright and spacious, dual aspect reception room benefitting from two windows to front elevation and a further window to the side. Coved ceiling, two radiators and wall mounted electric fire. Door to:-

Kitchen

4.82m x 2.75m (15' 10" x 9' 0") Situated to the rear and fitted with a good range of matching wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Built in electric oven and gas hob with extractor over, and space/plumbing for washing machine. Coved ceiling, door providing access to utility room and further door into:-

Sunroom

4.14m x 2.41m (13' 7" x 7' 11") Of dwarf wall construction with pitched roof, double glazed windows to three aspects and double patio doors giving access to the gardens. Radiator and tile effect flooring.

Utility Room

1.9m x 3.30m (6' 3" x 10' 10") Fitted with matching base units with laminate working surfacing over. Side aspect window, built in shelving, space for freestanding fridge freezer, wall mounted combi boiler and glazed uPVC door with glazed side panels giving access to the side and front of the property.

Bedroom 1

3.05m x 3.43m (10' 0" x 11' 3") Front aspect, double bedroom with coved ceiling and radiator.

Bedroom 2

2.77m x 4.43m (9' 1" x 14' 6") Front aspect, double bedroom with coved ceiling and radiator.

Bedroom 3

4.01m x 2.73m (13' 2" x 8' 11") Rear aspect, double bedroom overlooking the garden. Coved ceiling and radiator.

Family Bathroom

3.10m x 1.68m (10' 2" x 5' 6") Fully tiled, rear aspect bathroom with radiator and three piece suite comprising corner bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin.

EXTERNALLY

Parking

The property occupies a generous corner plot on the cul-de-sac with off road parking available on the driveway for several vehicles - including space for a caravan/motor home if required.

Detached Garage

3.75m x 5.38m (12' 4" x 17' 8") With up and over door, power and light.

Gardens

The property enjoys substantial gardens, which are fully enclosed and wrap around the bungalow, incorporating large areas of lawn, decorative shillied areas and a vegetable plot.

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 : 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

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 A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA19 1XR and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///making.clinic.charm](#)





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		



Approximate total area⁽¹⁾
1330.58 ft²
123.61 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. For more detailed information, please refer to the floor plan or for illustrative purposes only.

GIRAFFE360



Floor 0 Building 1



Floor 0 Building 2