

# Cumbrian Properties

## 4 Elderberry Drive, Kirkby Stephen



**Price Region £435,000**

**EPC-B**

Detached family home | Reverse style accommodation  
2 receptions | 3 bedrooms | 2 bathrooms  
South facing garden with outdoor kitchen | Hi-spec new build

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## 2/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN

An exciting opportunity to purchase a stunning, two year old home offering contemporary and stylish accommodation that includes three bedrooms and two bathrooms, south-facing rear garden and views towards the Pennines. Located a short walk from the market square in Kirkby Stephen, this impressive property was built by a reputable local builder whereby the high-end build quality and design is showcased throughout. The present owners have since transformed this amazing space into a beautiful family home with some fantastic improvements that include LVT flooring and wool carpets, quartz worksurfaces, multi fuel stove, re-designing the bathroom and creating a fabulous outdoor entertaining space. Internally the property offers generously proportioned reverse style accommodation briefly comprising impressive entrance hall, master bedroom with en-suite shower room and walk-in wardrobe, utility room, cloakroom, study and integral garage. To the first floor there are two further bedrooms and family bathroom with the lounge and dining kitchen both accessing the beautifully designed garden with outdoor kitchen and seating areas which provides a wonderful space to entertain friends and family. This incredible home is ready to move in to and must be seen to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**Double glazed front door into entrance hall.**

**ENTRANCE HALL** Impressive entrance hall with staircase to the first floor, storage cupboard and LVT flooring with underfloor heating. Doors to utility room, garage and master bedroom.



ENTRANCE HALL

**MASTER BEDROOM (25' x 13')** UPVC double glazed window to the front, doors to the en-suite shower room and walk-in wardrobe.



MASTER BEDROOM

3/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, heated towel rail and LVT flooring with underfloor heating.



EN-SUITE SHOWER ROOM

**UTILITY ROOM (11'8 x 6'9)** A range of wall and base units with quartz worksurfaces incorporating a single bowl sink unit with mixer tap, plumbing for washing machine, integrated fridge freezer, LVT flooring with underfloor heating, doors to cloakroom and study.

**STUDY (6'9 x 4'9)** LVT flooring with underfloor heating.



UTILITY ROOM



STUDY

**CLOAKROOM** Two piece suite comprising low level WC and wash hand basin with tiled splashback. UPVC double glazed window to the side and LVT flooring with underfloor heating.

## **FIRST FLOOR**

**GALLERIED LANDING** UPVC double glazed window to the front with lovely views towards the Pennines. Doors to lounge, dining kitchen, bedrooms 2 and 3, and family bathroom.

4/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN



STAIRCASE

**LOUNGE (20' x 13')** UPVC double glazed window to the front with lovely views towards the Pennines, UPVC double glazed patio doors to the side, two radiators and multi fuel stove with tiled hearth.



LOUNGE

**DINING KITCHEN (22' x 10'4)** Fitted kitchen incorporating quartz worksurfaces, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, fitted oven and hob with extractor hood above, microwave and wine cooler. LVT flooring, UPVC double glazed windows to the side and rear, and UPVC double glazed doors to the rear garden.



DINING KITCHEN

5/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN



DINING KITCHEN

**BEDROOM 2 (11' x 9')** Radiator and UPVC double glazed window to the front with views towards the Pennines.



BEDROOM 2

**BEDROOM 3 (12' x 10'4)** UPVC double glazed doors to the Juliette balcony, radiator and access to the fully boarded loft via a pull-down ladder.



BEDROOM 3

**FAMILY BATHROOM** Three piece suite comprising shower above bath, low level WC and vanity unit wash hand basin. Part tiled walls, tile effect flooring, heated towel rail and UPVC double glazed window to the side.

6/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN

**OUTSIDE** To the front of the property is a block paved driveway providing parking for two cars and a lawned side garden. Enclosed south-facing rear garden with gated access to the side, patio seating area, impressive outdoor kitchen and entertaining space, well-stocked flower beds and children's play area.

**GARAGE (18' x 11')** Electric roller door, wall mounted boiler, hot water system, power and light.



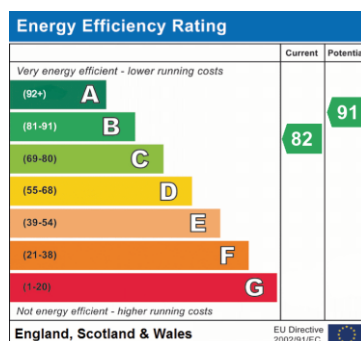
REAR GARDEN

7/ 4 ELDERBERRY DRIVE, KIRKBY STEPHEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band E.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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