

# PFK

6 Calva Road, Seaton, Workington, Cumbria CA14 1DF

Guide Price: £275,000







PRK



## LOCATION

Calva Road commands an elevated position on the edge of Seaton village, with fine views over Hall Park. Within only a short drive to the Solway Coast and Lake District National Park, Seaton is a well serviced village with highly regarded primary school, local shops and a takeaway. Major services can be found in the nearby towns of Workington and Cockermouth.

## PROPERTY DESCRIPTION

A unique opportunity to acquire a spacious, three bedroom, semi-detached family home boasting a most convenient location on the edge of Seaton village, within just a short distance to Workington town centre. The property is located on a highly sought after street, one which is rarely available, and is beautifully elevated to command superb views over the expansive rear gardens, across Hall Park and beyond to open fields.

The house itself is designed to accommodate families comfortably, featuring a spacious entrance hallway, cosy lounge, second reception room with patio doors which open to the garden, and a modern dining kitchen on the ground floor - which also has access to the rear patio and garden. The first floor is dedicated to three well proportioned bedrooms and a family bathroom.

The outdoor space is particularly noteworthy, boasting driveway parking, an attached single garage, and extensive gardens at the rear, characterised by a sweeping lawn and picturesque view.

Perfectly suited to young and growing families and offering yet further potential for future extension (subject to planning permission being obtained), this lovely property must really be viewed to be fully appreciated.

## ACCOMMODATION

### Entrance Hallway

Accessed via obscure, part glazed, uPVC entrance door with matching glazed side panels. Wood effect flooring, understairs storage cupboard and stairs to first floor accommodation.

### Lounge

3.99m x 4.02m (13' 1" x 13' 2") Front aspect reception room with attractive bay window, radiator and gas fire set in wooden surround with tiled hearth and matching back plate.

### Second Reception Room

4.74m x 3.59m (15' 7" x 11' 9") Generously proportioned, second reception room with feature tiled fireplace with brick inset and wooden mantel, radiator and sliding doors set within attractive bay providing access to a patio area at the rear of the property.

### Dining Kitchen

2.56m x 5.00m (8' 5" x 16' 5") Bright kitchen with rear aspect window overlooking the garden, further window to side elevation and patio doors giving access to the rear garden. Recently re-fitted with modern matching wall and base units and complementary, wood effect work surfacing incorporating single sink/drain unit with mixer tap. Space/point for cooker with extractor over, space/power/plumbing for washing machine and tumble dryer and space for freestanding fridge freezer. Recently installed, wall mounted, combi boiler, radiator, wood effect flooring and space for dining furniture.

## FIRST FLOOR

### Landing

With window to side aspect, and access to loft space.

### Family Bathroom

2.25m x 2.33m (7' 5" x 7' 8") Fully tiled, family bathroom fitted with three piece suite comprising corner bath with handheld shower attachment, low level WC and wash hand basin. Obscured window to rear aspect, radiator and wood flooring.

### Bedroom 1

3.97m x 3.41m (13' 0" x 11' 2") Rear aspect, double bedroom overlooking the garden and with views beyond toward Hall Park. Coved ceiling and radiator.

### Bedroom 2

3.30m x 3.27m (10' 10" x 10' 9") Front aspect, double bedroom with attractive bay window, and radiator.

### Bedroom 3

2.40m x 2.56m (7' 10" x 8' 5") Front aspect bedroom with radiator.

## EXTERNALLY

### Driveway Parking

A paved driveway to the front of the house provides off road parking for several vehicles and leads to:-

### Attached Single Garage

4.89m x 2.66m (16' 1" x 8' 9") The garage is currently utilised for storage purposes. Recently fitted uPVC patio doors to the front, window to side aspect, power and light.

### Gardens

The property sits within a well proportioned plot. To the front an easy to maintain shrubbery flanks the driveway. The rear garden is fully enclosed and substantial in size. A good section of patio is accessible from both the main reception room and dining kitchen providing a superb space for outdoor dining. An extensive lawn with a wide array of established trees, shrubs and flowers runs down to enjoy stunning views at the bottom of the garden over Hall Park together with a further area of patio (where there has previously been a greenhouse in situ), a good sized summerhouse and an area of decking beyond.

## 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. 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 C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA14 1DF; alternatively by using [What3words///bothered.gracing.convey](https://www.what3words.com/bothered.gracing.convey)











Approximate total area<sup>0</sup>

1,168.85 ft<sup>2</sup>  
108.59 m<sup>2</sup>



Floor 0



Floor 1

(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 illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC England, Scotland & Wales			