

PFK

16 Fellview Drive, Egremont, Cumbria CA22 2JL

Price Guide: £240,000





DIY

LOCATION

Egremont is a market town on the west coast of Cumbria approximately five miles south of Whitehaven on the River Ehen. The town offers a good range of local amenities and schools, including the Westlakes Academy, and excellent transport links via the A595. The delights of the Lake District National Park are within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees Head.

PROPERTY DESCRIPTION

This delightful, four-bedroom, semi-detached home is situated on a quiet cul-de-sac in the town of Egremont. Presented to the market in excellent condition, the property features modern décor throughout, making it ideal for young or growing families.

The ground floor offers a spacious entrance hallway and an open plan living and dining area that flows into an attached sunroom, providing versatile space for various uses. The generously sized kitchen is decorated in contemporary colors and includes a breakfast bar that seats approximately four people. A small rear hallway leads to a convenient downstairs WC and an integral garage. Upstairs, the principal bedroom suite boasts a modern shower room, complemented by two additional double bedrooms, a single bedroom, and a family bathroom. Outside, the property offers driveway parking and a well-sized rear garden, thoughtfully designed for low maintenance with astro-turf, decking, and a well-proportioned patio seating area.

Overall, this is a fantastic family home that is sure to attract attention.

ACCOMMODATION

Entrance Hallway

1.9m x 1.3m (6' 3" x 4' 3") Accessed via covered, part glazed, uPVC front entrance door. Providing access to ground floor rooms and with stairs to first floor accommodation.

Open Plan Living/Dining Room

Living Area 4.6m x 3.1m (15' 1" x 10' 2") With decorative picture rail, window to front aspect and gas fire set in modern, white surround. An archway leads through to:-
Dining Area 3.2m x 2.3m (10' 6" x 7' 7") With ample space for six person dining table and chairs or, if preferred could be utilised as additional living space. A sliding patio door provides access to:-

Sunroom

2.7m x 2.2m (8' 10" x 7' 3") A bright, additional living space with triple aspect views of the garden.

Breakfast Kitchen

Breakfast Area 3.1m x 2.1m (10' 2" x 6' 11") A good sized breakfast bar provides informal dining space for approx. four people. Large, built in display storage units with glass doors, further storage cupboards and uPVC door giving access to the rear of the property.
Kitchen Area 3.2m x 2.6m (10' 6" x 8' 6") Fitted with range of matching, modern wall and base units with complementary marble effect work surfacing and splash back, and twin sink/drainage unit with mixer tap. Large vertical radiator. Appliances to be included in the sale include Cookmaster range style cooker, dishwasher, washing machine and fridge freezer.

Rear Hallway

Providing access to the ground floor WC and to the integral garage.

WC

0.9m x 1.6m (2' 11" x 5' 3") Fitted with WC and wash hand basin.

FIRST FLOOR

Landing

3.1m x 1.7m (10' 2" x 5' 7") Housing large, airing cupboard and further, large storage cupboard.

Principal Bedroom

6.0m x 2.6m (19' 8" x 8' 6") A very large, front aspect, principal bedroom with ample space for wardrobes etc.

En Suite Shower Room

2.3m x 2.6m (7' 7" x 8' 6") Well presented in neutral colour scheme in keeping with the rest of the property. Fully tiled, with obscured window to rear aspect, and fitted with contemporary suite comprising walk in shower cubicle, wash hand basin and WC.

Bedroom 2

4.5m x 2.7m (14' 9" x 8' 10") Another large, front aspect, double room (currently used as spare bedroom/office space).

Bedroom 3

3.4m x 2.7m (11' 2" x 8' 10") A double bedroom with window to rear aspect overlooking the garden.

Bedroom 4

2.6m x 1.7m (8' 6" x 5' 7") Front aspect room currently used as a storeroom but equally suitable for use as a single bedroom or nursery.

Family Bathroom

1.9m x 1.7m (6' 3" x 5' 7") Fully tiled and having bath with shower over and shower screen, wash hand basin and WC.

EXTERNALLY

Parking

The property benefits from block paved, off road parking at the front of the house which leads to:-

Integral Garage

5.0m x 2.6m (16' 5" x 8' 6") With up and over door, power, light and storage space.

Garden

To the front is a small, gravelled area attractively planted with small tree and flower border. To the rear is a good sized, enclosed garden which has been designed for ease of maintenance with astro turf, flower borders and decking and patio seating areas - perfect al fresco dining/entertaining space and suitable for eight person outdoor dining table.

ADDITIONAL INFORMATION

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 : Naphens 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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.

Council Tax: Band C

Viewing: Through our Cokermouth office, 01900 826205.

Directions: From Whitehaven travel south on the A595 and continue through the village of Bigrigg, down Clintz Brow towards Egremont and take the second exit at the roundabout. At the next roundabout take the 3rd exit on to Main Street. Towards the end of the street turn right on to Castle Villas, bearing left where the road forks on to Bookwell. Follow the road up and around to the right and take the right turn on to Fellview Drive. The property is on the right.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1322.46 ft²
122.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 340



Floor 0 Building 1



Floor 1 Building 1