

# PFK

4 Ehen Hall Gardens, Cleator, Cumbria CA23 3BW

Guide Price: £275,000







PFK

## LOCATION

Cleator is a small village situated on the edge of the Lake District National Park, close to many of the popular west Cumbrian fells including Dent. Conveniently situated, a short drive to the larger neighbouring towns of Whitehaven and Egremont, and within easy commute of major employment centres along the west coast.

## PROPERTY DESCRIPTION

Occupying a prime position on this popular residential close in Cleator is this delightful four bedroom detached family home.

This much loved home is presented for sale in good order throughout and benefits from a convenient location close to amenities and schools in Cleator Moor and Egremont, and a perfect base from where to explore the delights of nearby Ennerdale Water and the surrounding fells.

The accommodation briefly comprises entrance vestibule, hallway, spacious lounge, separate dining room, large dining kitchen and cloakroom/WC to the ground floor. To the first floor there is a generous principal bedroom with ensuite shower room, three further bedrooms and a contemporary four piece family bathroom. Externally, there is off road parking for one car, a single garage, and lawned gardens to the front and rear. The property occupies a corner plot on the close and also benefits from some additional space to the side perfect for storing a trailer or motorcycle.

Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Vestibule

Accessed via UPVC door with small obscured window to the side. With laminate flooring and part glazed door into the hallway.

### Hallway

With stairs to the first floor, radiator, laminate flooring and doors giving access to the ground floor rooms.

### Lounge

4.71m x 4.83m (15' 5" x 15' 10") A bright and spacious reception room with decorative coving, ceiling rose, dado rail and large window. Gas fire set in white surround with complementary hearth and backplate, radiator and door to second reception room/dining room.

### Reception Room 2/Dining Room

3.91m x 2.96m (12' 10" x 9' 9") With decorative coving and ceiling rose, large window, radiator and door to kitchen/diner.

### Kitchen/Diner

3.97m x 4.53m (13' 0" x 14' 10") A generous farmhouse style kitchen, fitted with a range of matching, wood wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated gas hob with extractor over and space for undercounter oven, plumbing for washing machine and tumble dryer, and wall mounted central heating boiler. Large understairs storage cupboard, laminate flooring, window and door to the entrance porch.

### Cloakroom/WC

0.84m x 1.66m (2' 9" x 5' 5") Fitted with low level WC and small wash hand basin, part tiled walls, radiator, laminate flooring and obscured window.

## FIRST FLOOR LANIDING

With large storage cupboard, loft hatch, radiator, window and doors to first floor rooms.

### Bedroom 1

3.41m x 4.01m (11' 2" x 13' 2") A generous double bedroom with radiator, door to ensuite and window enjoying rear aspect views towards the fells.

### Ensuite Shower Room

1.39m x 2.98m (4' 7" x 9' 9") Fitted with a four piece suite comprising low level WC, wash hand basin, bidet and tiled shower cubicle with mains shower, part tiled walls, radiator and small obscured window.

## Bedroom 2

3.44m x 4.6m (11' 3" x 15' 1") A large rear aspect double bedroom with radiator and enjoying views over open countryside towards the fells.

## Family Bathroom

2.25m x 3.45m (7' 5" x 11' 4") A generous family bathroom fitted with a four piece suite comprising close coupled WC, wash hand basin, panelled bath and PVC panelled corner shower cubicle with mains shower. Tiled walls and flooring, radiator and obscured window.

## Bedroom 3

2.79m x 3.48m (9' 2" x 11' 5") A front aspect double bedroom with radiator.

## Bedroom 4

3.73m x 2.95m (12' 3" x 9' 8") A further front aspect double bedroom with radiator.

### EXTERNALLY

## Gardens and Parking

The property occupies a large corner plot on the cul-de-sac, with an area to the side suitable for storing a trailer or motorcycle. The enclosed front garden is laid to lawn with gated side access leading around to the rear garden, mainly laid to lawn with attractive floral borders. Offroad parking for one car is available on the driveway to the rear and leads to the attached garage.

## Garage

Single garage with up and over door, power and lighting.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## 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 2022 was £260.48; 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. 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.

Council Tax: Band D

Viewing: Through our Cockermonth office, 01900 826205.


Directions: The property can be located using the postcode CA23 3BW and identified by a PFK 'For Sale' board. Alternatively by using What3Words///tradition.ozone.breath



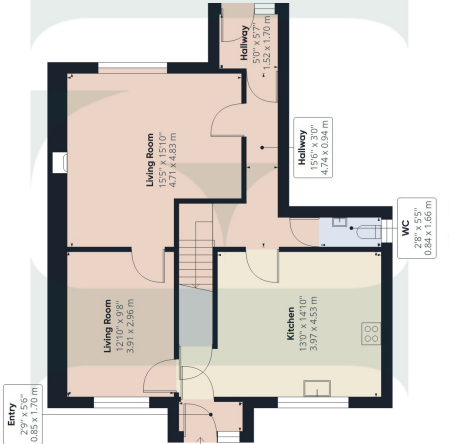





| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>53</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |



**Approximate total area<sup>(1)</sup>**  
 1488.61 ft<sup>2</sup>  
 138.30 m<sup>2</sup>



Entry 7'6" x 0.85 x 1.20 m



(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.

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