

PFK

6 Chestnut Close, Tallentire, Cockermouth, Cumbria CA13 0DD

Guide Price: £410,000





LOCATION

Set within the rural village of Tallentire, only a short drive from the popular market town of Cockermouth and within easy reach of the A595 and A66 to local west coast employment hubs or Carlisle. The village itself has a highly rated local pub and falls within the catchment area for the outstanding rated Bridekirk Dovenby primary school and Cockermouth secondary school. Being only a short drive from the Solway coast or the western Lake District, this is an incredibly popular village location.

PROPERTY DESCRIPTION

A fantastic four bed detached family size home, sat within a small, exclusive development in the popular village of Tallentire, 6 Chestnut Close enjoys high quality fixtures, highly energy efficient air source heat pump and spacious rooms, perfect for growing families.

The accommodation is immaculately presented, ready to move straight into and comprises large lounge with wall mounted electric flame effect fire, family sized living/dining/kitchen with breakfast bar, integral appliances and space for a sofa and 6 person dining table and cloakroom/WC to the ground floor. To the first floor there is a principal suite with ensuite shower room, three further double bedrooms and a four piece family bathroom.

Externally there is parking for two cars on the block paved driveway, integral garage with utility points and landscaped rear garden with lawn and easy to maintain bedding and planting areas, and a small stream.

Homes on this development are highly sought after so an early inspection is a must to avoid missing out.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. With stairs to the first floor, access to integral garage and oak doors leading to all ground floor rooms.

Lounge

3.76m x 5.15m (12' 4" x 16' 11") A light and airy front aspect reception room with wall mounted Truflame electric fire with living flame effect, TV, telephone and broadband points.

Living/Dining/Kitchen

3.33m x 8.34m (10' 11" x 27' 4") A light and airy, rear aspect room with French doors giving access out to the garden. The kitchen is fitted with a range of wall and base units in a light dove grey high gloss finish, with complementary black granite effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include four burner countertop mounted ceramic hob with black acrylic splashback and stainless steel extractor over, eye level combination oven, grill and microwave, dishwasher, fridge and freezer. Breakfast bar dining for two, point for wall mounted TV and space for a six to eight person dining table and sofa.

Cloakroom/WC

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

With shelved airing cupboard, loft access hatch, side aspect window and oak doors leading to all first floor rooms.

Bedroom 1

3.76m x 4.26m (12' 4" x 14' 0") A front aspect large double bedroom.

Ensuite Shower Room

Fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle with mains shower, part tiled walls and vertical heated chrome towel rail.

Bedroom 2

3.99m x 3.16m (13' 1" x 10' 4") A rear aspect double bedroom enjoying views over open fields.

Bedroom 3

3.16m x 4.19m (10' 4" x 13' 9") A rear aspect double bedroom with views over open fields.

Bedroom 4

3.14m x 2.76m (10' 4" x 9' 1") A front aspect double bedroom.

Family Bathroom

2.56m x 2.17m (8' 5" x 7' 1") Fitted with a four piece suite comprising bath, WC, wash hand basin and walk in shower cubicle with mains shower. Tiled splashbacks, vertical heated chrome towel rail and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a lawned front garden with floral borders and block paved parking for two cars leading to the garage. To the rear, there is a private landscaped garden, mainly laid to lawn with decorative chipped planting and bedding areas, mature borders and shrubbery, water feature and feature wooden bridge. Gated access leads to the stream which runs through the rear of the garden, where there are easy to maintain flower beds, mature trees and shrubbery.

Garage

Integral garage with up and over door, power and lighting. Black granite effect work surfacing, points for washing machine and tumble dryer, wall mounted shelving and also houses the pressurised hot water cylinder.

ADDITIONAL INFORMATION

Floor Plan

Please note the floor plan is for illustrative purposes only and is not to scale.

Building Warranty

We understand the property has 7 years remaining on the 10 year LABC Warranty.

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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, water and drainage. The house features an air source heat pump system designed to provide reliable, renewable and energy efficient heating and hot water. Double glazed windows and high levels of cavity and loft insulation 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.

Please note the property benefits from underfloor heating to the ground floor with radiators to the first floor.

Please note that all internal doors are oak.

Council Tax: Band E

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A594 in a westerly direction towards Maryport. After approximately two miles, take the junction to the right signposted Tallentire. Follow the road into the village bearing left into the one way system. Follow the one way system and keep left, heading towards the edge of the village. Prior to leaving the village, Chestnut Close can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	