

Cumbrian Properties

Kirk Wiend, Kirkby Stephen



Price Region £365,000

EPC-

Detached bungalow | Countryside views
Open plan dining lounge | 4 bedrooms | 1 bathroom
Well-presented throughout | Garden & driveway

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2/ KIRK WIEND, CHURCH BROUGH, KIRKBY STEPHEN

This well presented four bedroom detached bungalow is oil central heated, fully double glazed and briefly comprises entrance, kitchen, dining lounge with wood burning stove and French doors leading to the rear garden, fourth bedroom/office, inner hall, three bedrooms and shower room. Externally, the property has a low maintenance lawned garden with patio seating area and wraparound drystone wall, lovely countryside views and gated shillied driveway to the front.

The double glazed and oil central heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the kitchen.

KITCHEN (13' x 12') Fitted kitchen incorporating 1.5 sink and drainer with mixer tap, electric oven and grill with four burner electric induction hob and extractor hood above. Tiled splashback, wood effect laminate flooring, double glazed UPVC windows to the front and side and door to the dining lounge.



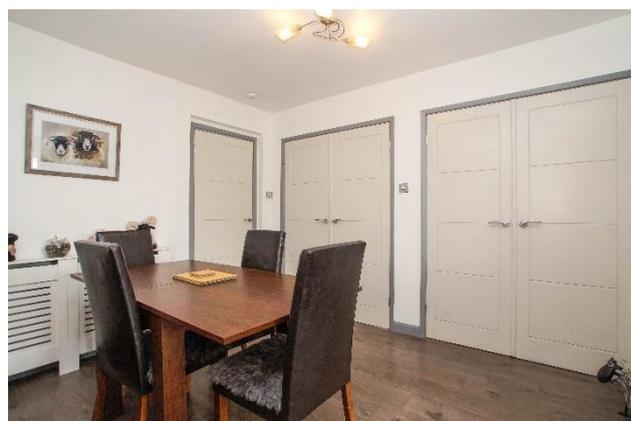
KITCHEN

OPEN PLAN DINING LOUNGE (26' x 14') Double glazed UPVC French doors leading to the rear garden, built-in shelved and railed storage cupboards (one of which is used as a utility and housing the oil boiler), two radiators, wood stove, wood effect laminate flooring and doors leading to the inner hallway and bedroom 4/office.



OPEN PLAN DINING LOUNGE

3/ KIRK WIEND, CHURCH BROUGH, KIRKBY STEPHEN



OPEN PLAN DINING LOUNGE

BEDROOM 4/OFFICE (13' x 10') Double glazed UPVC windows to the rear and side, radiator, wood effect laminate flooring and UPVC door to the outside of the property.



BEDROOM 4 / OFFICE

INNER HALLWAY (19' x 3') Radiator, loft access via a hatch and doors leading to three bedrooms and family bathroom.

BEDROOM 1 (16' x 9'5) Double glazed UPVC windows to the side and radiator.



BEDROOM 1

4/ KIRK WIEND, CHURCH BROUGH, KIRKBY STEPHEN

BEDROOM 2 / SECOND RECEPTION (15'5 x 11') Double glazed UPVC windows to the side and radiator. Currently utilised as an additional reception room/office.



BEDROOM 2

BEDROOM 3 (9' x 7') Double glazed UPVC window to the rear, radiator and built-in shelved and railed storage cupboard.



BEDROOM 3

SHOWER ROOM (7' x 7') Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC with concealed cistern. Heated towel rail and frosted double glazed UPVC window to the rear.



SHOWER ROOM

5/ KIRK WIEND, CHURCH BROUGH, KIRKBY STEPHEN

OUTSIDE To the rear of the property is a lawned garden, elevated patio area, external power point, laid shillies, wraparound drystone wall and stunning views of neighbouring fields and countryside. To the front of the property is a gated and drystone walled shillied driveway with shrubbed and hedged borders and laid flagstones with path.



REAR OF THE PROPERTY & GARDEN



FRONT OF THE PROPERTY & DRIVE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

EPC GRAPH TO FOLLOW

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