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"For Sales In The Dales"



3 Croglam Park, Kirkby Stephen

- Semi Detached Dormer Bungalow
- Quiet Cul De Sac Location
- 3 Double Bedrooms
- Living Room with French Doors to Kitchen
- 2 Bathrooms
- Gas Central Heating & Double Glazing
- Large Corner Garden
- Detached Garage
- Parking
- Ideal for Family or Retirement Retreat

Postcode: **CA17 4SF**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **C**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price: £275,000 - £295,000



3 Croglam Park is a semi-detached dormer bungalow built in 2004 on a quiet cul de sac in the popular market town of Kirkby Stephen.

Croglam Park offers a selection of well-presented bungalows and dormer bungalows, ideally located on the edge of Kirkby Stephen, just a short walk from local shops, restaurants, and essential amenities. With easy access to the M6, Kendal, Penrith, Appleby, and the Lake District, this peaceful setting is perfect for outdoor enthusiasts, with the Settle to Carlisle Railway, Coast to Coast, and Lady Ann footpaths nearby. The town itself features highly regarded schools, a doctor's surgery, a weekly outdoor market, and an agricultural auction mart, combining convenience with rural charm.



On the ground floor, a front porch leads into a generous hallway. There is a family-sized living room and a large sitting room that has patio doors opening onto the garden, creating a bright and welcoming living space. Also on the ground floor is a good-sized double bedroom and a modern family bathroom.

Upstairs, there are 2 further double bedrooms and a family bathroom.

The property is presented in excellent decorative order throughout and benefits from mains gas central heating and double-glazed windows.



Externally, to the front, there is a low maintenance walled garden with planted borders and steps leading up to the front door. To the rear, an enclosed lawned garden offers access to both the side and the detached garage, which is fitted with power and lighting.

An ideal home for a growing family or those seeking a peaceful retirement retreat.

Ground Floor

Entrance Porch UPVC entrance door. Laminate flooring.

Entrance Hallway Laminate flooring. Coved ceiling. Turned stairs with wooden spindle banister. Understairs storage. Radiator.

Living Room Laminate floor. Gas fire with white marble surround. 2 radiators. Windows to the rear and side. Patio doors to the back garden.



Kitchen / Dining Room Laminate floor. Excellent range of wall and base units. 1 1/2 bowl stainless steel sink unit. Integrated fridge, freezer, dishwasher, gas hob and electric oven. Extractor fan. Plumbing for washing machine. Cupboard housing boiler. Radiator. Window overlooking the front garden.

Bedroom 2 Fitted carpet. Coved ceiling. Radiator. Window to rear of the property.



Family Bathroom Ceramic tiled floor. WC. Basin. Bath. Shower cubicle. Heated towel rail. Extractor fan. Coved ceiling. Airing cupboard. Frosted window to the front.

First Floor

Landing Turned staircase. Fitted carpet. Coved ceiling. Double built in store cupboard. Sky light. Access to part boarded loft.

Shower Room Ceramic tiled floor. WC. Basin. Shower cubicle. Heated towel rail. Radiator. Sky light.

Bedroom 3 Fitted carpet. Radiator. 2 sky lights.

Bedroom 1 Fitted carpet. Built in cupboard. Radiator. 2 sky lights. Window to the side of the property.

Outside

Garden Lawned gardens extend to the rear and side, offering lovely outdoor space.

To the front, a gravelled garden with established shrubs and flagged pathways provides an appealing, low-maintenance approach.

Garage Side and door. Up and over door with remote control. Power and light.

Agent Notes Gas fired central heating. Double glazed windows throughout.

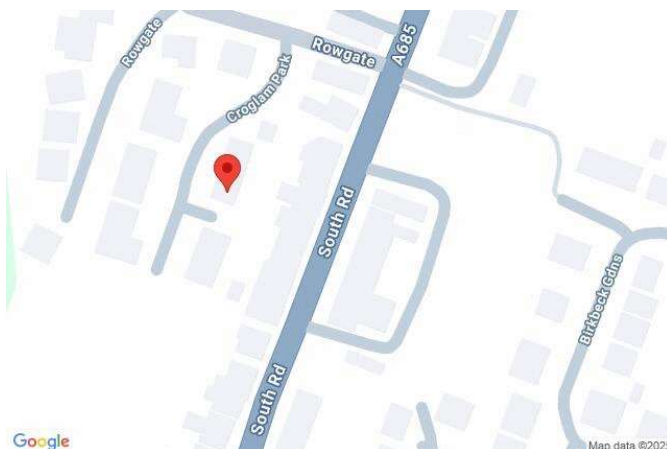
Flood Risk
Very Low | No history of flooding

Broadband
Basic 17 Mbps | Superfast 80 Mbps





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(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	



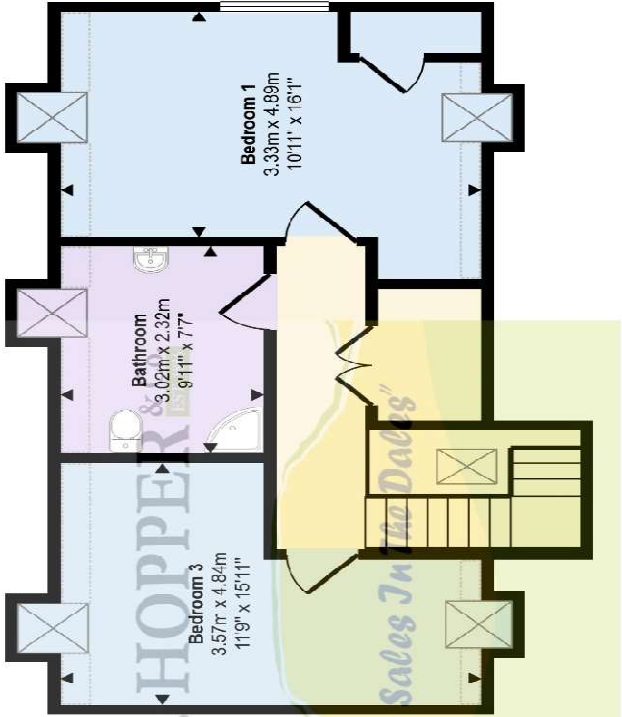
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
151 sq m / 1621 sq ft

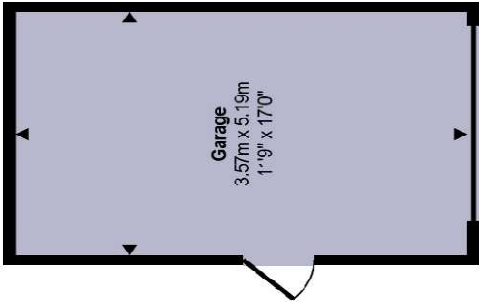


Ground Floor
Approx 79 sq m / 847 sq ft

Denotes head height below 1.5m



First Floor
Approx 53 sq m / 575 sq ft



Garage
Approx 18 sq m / 199 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sharp 360.