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"For Sales In The Dales"



27 Charter Gardens, Kirkby Stephen

- Beautifully Presented Family Home
- Large, Corner Plot On Quiet Cul De Sac
- 3 Double Bedrooms
- Family Bathroom, Ensuite & Downstairs WC
- Open Plan Dining Kitchen
- Large Sitting Room & Patio Doors To Rear
- Landscaped Garden With Beautiful Views
- Private Driveway for 2 Cars
- Excellent Family Home, Forever Home

Postcode: **CA17 4EP**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **B**

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

Guide Price: £310,000 - £330,000



27 Charter Gardens is an exceptional semi-detached home, quietly positioned within the sought-after Charter Gardens development on the edge of Kirkby Stephen, offering a perfect blend of modern living and peaceful surroundings.

Charter Gardens is a thoughtfully designed development of 40 homes, offering a well-balanced mix of two, three, and four-bedroom properties, all built to an exceptional standard. Number 27 occupies a desirable corner plot at the end of the cul-de-sac, enjoying minimal passing traffic and open views across the fields to the rear. During their three years at the property, the current owners have made a number of tasteful improvements, further enhancing this already impressive home.

The property is beautifully presented throughout and maintained in excellent decorative order. It offers spacious and practical accommodation across two floors. The ground floor features a stylish open-plan dining kitchen with patio doors leading to the garden, a modern family sitting room overlooking the rear, and a convenient downstairs cloakroom.

Upstairs, the property offers three generously proportioned double bedrooms. The main bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are served by a sleek and contemporary family bathroom

Externally, the property enjoys attractive, landscaped gardens to the side and rear. The outdoor space has been thoughtfully transformed by the current owners into a level, usable area, primarily laid to lawn. Enclosed and well-screened by established hedging, the garden offers a high degree of privacy and shelter—an ideal space for relaxing or entertaining.

To the front, a block-paved driveway offers ample off-street parking for two to three vehicles.

27 Charter Gardens is an ideal family home in a quiet yet accessible location, perfect for those seeking modern living in a peaceful setting close to local amenities.

GROUND FLOOR

Entrance Luxury LVT flooring. Ceiling downlight. Radiator. Turned staircase. Understairs cupboard. Front door.

Cloakroom Luxury LVT flooring. Ceiling downlights. WC. Wash basin. Heated towel rail. Extractor fan. Frosted sash window to the front.

Dining Kitchen Spacious, bright family dining kitchen. Luxury LVT flooring. Ceiling downlights. Beautiful kitchen with complimentary work surfaces with integrated dishwasher, fridge freezer, electric oven and gas hob. Radiator. TV point. Sash window to the front. Patio doors with shutters to the rear garden with peaceful views.

Sitting Room Cosy sitting room. Luxury LVT flooring. Ceiling downlights. Vertical radiator. TV point. Patio doors and windows to the garden with shutters, offering additional views.

FIRST FLOOR

Landing Fitted carpet. Radiator. Loft access. Window to the front.

Bedroom One Lovely, front double bedroom. Fitted carpet. Radiator. Sash window with shutters to the front with an open outlook.

En suite En suite shower room. Tiled flooring. Ceiling down lights. Wash basin. WC. Corner shower cubicle. Heated towel rail. Extractor fan. Frosted window to the rear.

Family Bathroom Modern family bathroom. Tiled floor. Ceiling downlights. Bath with shower over. WC. Wash basin. Shaver point. Heated towel rail. Extractor fan. Frosted window to the front.

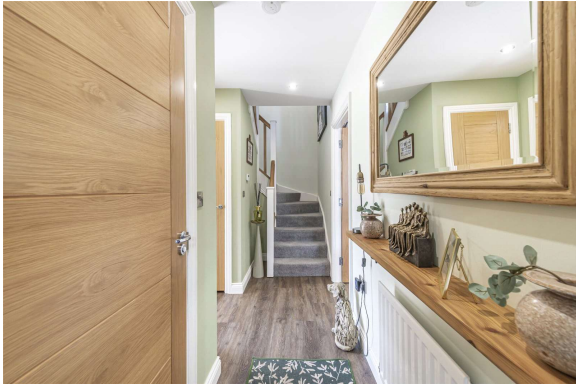
Bedroom Two Front double bedroom. Fitted carpet. Radiator. Sash window with shutters to the front with an open outlook.

Bedroom Three Small, rear double bedroom or large single. Fitted carpet. Radiator. Sash window to the rear overlooking open fields.

OUTSIDE

Front Garden Landscaped garden with lawn, framed by laurel hedging currently being grown and maintained to increase height and provide added privacy to this area.

Rear Garden The current vendors have poured a great deal of love and effort into transforming the garden into a beautifully landscaped, tranquil corner plot with lovely views. A combination of flagged patio areas—ideal for relaxing or entertaining—connects directly to both the sitting room and kitchen. A pergola





divides the spaces, creating a sense of flow and structure, with the added benefit of outdoor electrics and a tap to enjoy every part of the garden.

Parking Ample off-road, private parking for two cars to the front, with the option to convert the small lawn into an additional space. Plenty of visitor parking available off-road within the cul-de-sac.

Agents Notes Mains electric, water & drainage.

Mains gas central heating.

Broadband:

Basic 18 Mbps | Superfast 80 Mbps | Ultrafast 1800 Mbps

Flood risk:

Very low | No history of flooring.

Accessible loft, fully insulated and boarded with lighting—perfect for storage.

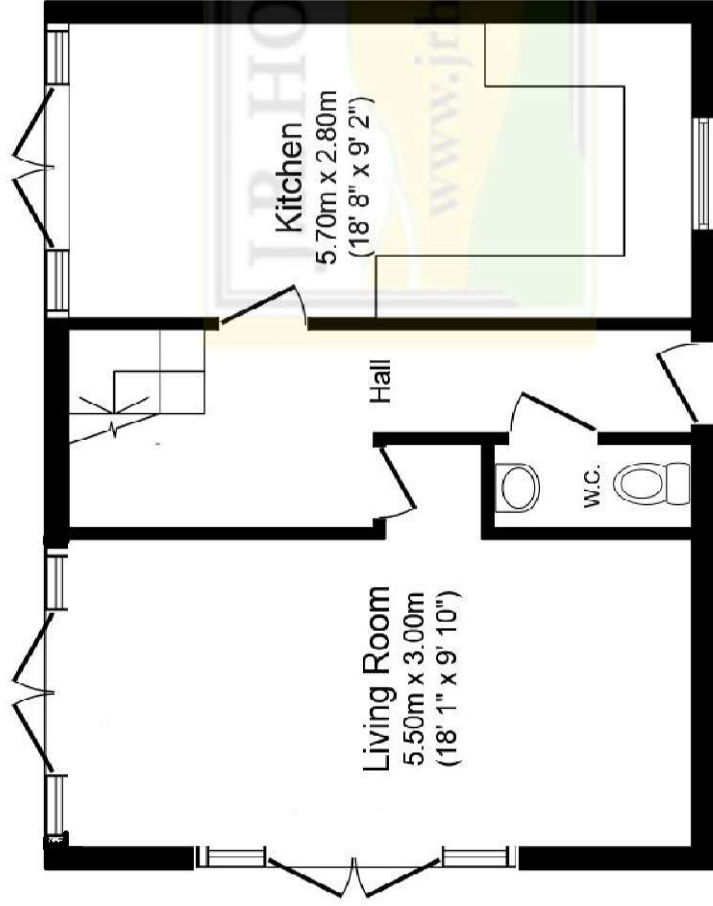




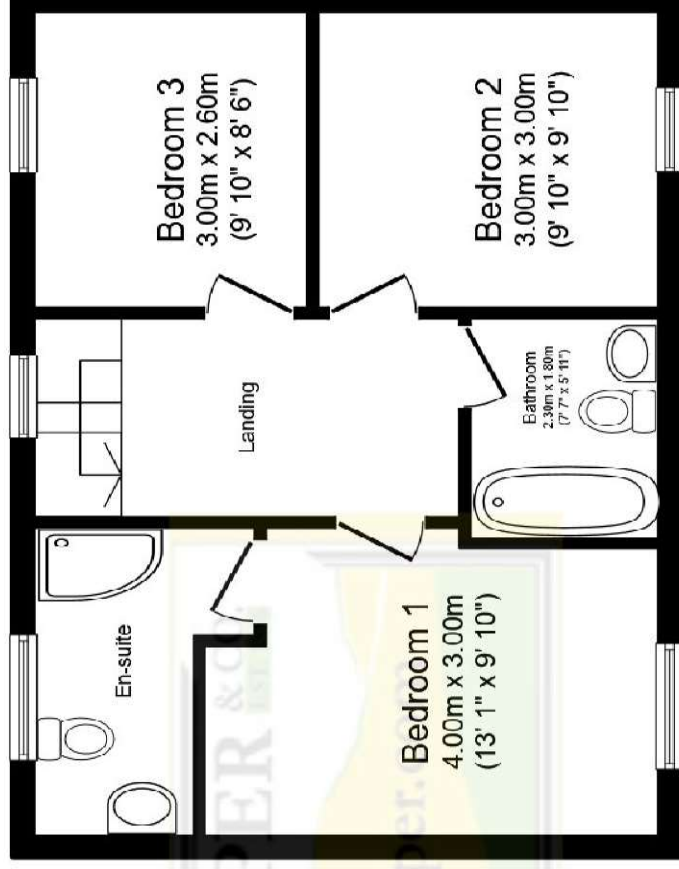


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor



First Floor

Total floor area 85.8 sq.m. (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com