



## 7 Fell View, Workington, CA14 4SY

**£280,000**

Set against a backdrop of sweeping fell panoramas, this distinguished three-bedroom detached bungalow offers single-level living with a refined, contemporary edge. Its position is exceptional; the surrounding landscape brings a sense of quiet exclusivity that's hard to replicate.

The interior is finished with a focus on quality and comfort. One of the bedrooms features a stylish en-suite shower room, while two further bedrooms are served by a sleek family bathroom. The living spaces are generously proportioned, with natural light moving through the home throughout the day.

Outside, the property continues to impress. A private driveway accommodates two cars, complemented by two garages offering secure parking, storage, or the opportunity to create an additional leisure or workspace. The grounds are easy to maintain, allowing the uninterrupted fell views to take centre stage.

For those seeking a high-quality home in a truly privileged setting, this bungalow offers a rare blend of elegance, comfort, and breathtaking natural surroundings.

## ENTRANCE

via UPVC part glazed door into:

## PORCH

Door leading into:

## HALLWAY

Karndean style flooring, telephone point, radiator, built in storage cupboards, hatch leading to loft space, doors leading to:

## LOUNGE

15'8" x 11'10", (4.78 x 3.62, )



Dual aspect double glazed windows, boasting fell views, TV point, gas fire within decorative surround.

## KITCHEN

10'9" x 11'10" (3.30 x 3.63 )



Fitted with a range of oak wall and base units with complementary work surfaces, integrated double electric oven and gas hob, inset sink and drainer unit, ceiling spotlights.

## UTILITY ROOM

9'11" x 5'7" (3.03 x 1.72)



Fitted with a range of wall and base units, plumbing for washing machine, inset sink, radiator, rear aspect double glazed window, door leading to garden, and integral door leading to garage.

## BEDROOM ONE

11'10" x 10'10" (3.61 x 3.31)



Double in size, radiator, front aspect double glazed window.

### BEDROOM TWO

11'11" x 11'8" (3.64 x 3.56)



Double in size, radiator, side aspect double glazed window.

### BEDROOM THREE

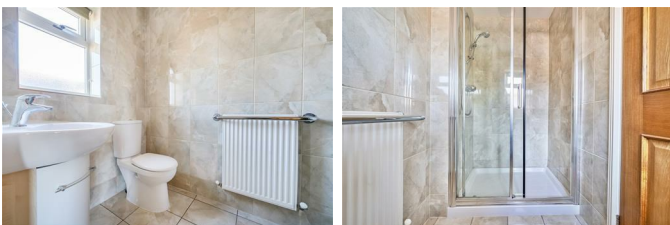
11'0" x 15'1" (3.36 x 4.61)



Double in size, radiator, rear aspect, double glazed window, telephone point, door leading to:

### ENSUITE

9'3" x 4'3" (2.83 x 1.32)



Three-piece suite comprising of double walk-in shower, WC and wash basin, fully tiled walls and flooring.

### FAMILY BATHROOM

5'9" x 8'3" (1.76 x 2.54 )



Three-piece suite comprising of bath with overhead shower, WC and wash basin, decorative wall and floor tiling, radiator, frosted double glazed window.

### FRONT EXTERNAL



Driveway parking for 2 vehicles alongside grass lawn area.

### SIDE EXTERNAL

Access from the side of the property leading to:

### REAR EXTERNAL



Mostly laid to lawn with block paving pathway and seating area. Detached single garage, difficult to access with a vehicle, however, this would be ideal as a storage unit.

## DIRECTIONS

From the centre of Branthwaite proceed up to The Wild Duck pub and Fell View can be found a little further on the right past the pub.

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## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

## VIEWINGS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and

expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

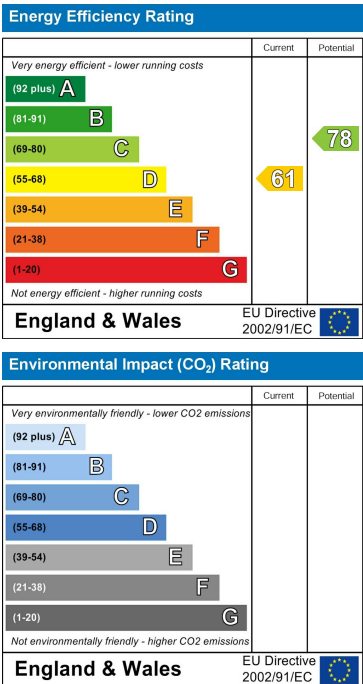
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



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