

Caldbeck Drive, Stainburn, CA14 4UN
Offers Invited £315,000
Council Tax Band: D



Location, Space and Quality.

Located in a sought-after, and quiet, cul de sac in Stainburn, this exceptional property was bought new in 1965 by the family who still own it. Chosen because it was the biggest plot on the then new development, expansive gardens - front and rear - are a real feature of this property. Much loved and well maintained by the current owners, recent improvements include:

- Brand new roof, soffits, rainwater gutters and downspouts.
- Brand new condensing boiler.
- New carpets throughout.
- Freshly decorated throughout.

The property is set back from the road by the large front garden, complete with a driveway that can accommodate at least two vehicles. Additional, secure parking available in the attached garage. The front lawn area could be developed into additional parking, (for a motorhome or caravan perhaps), if required.

A large, covered front porch offers excellent protection from the elements as you approach the front door. The impressive entrance hall is a room in itself, flooded with natural daylight thanks to three large, picture windows. Perfect for an office area, this space has previously been utilised as a family dining area.

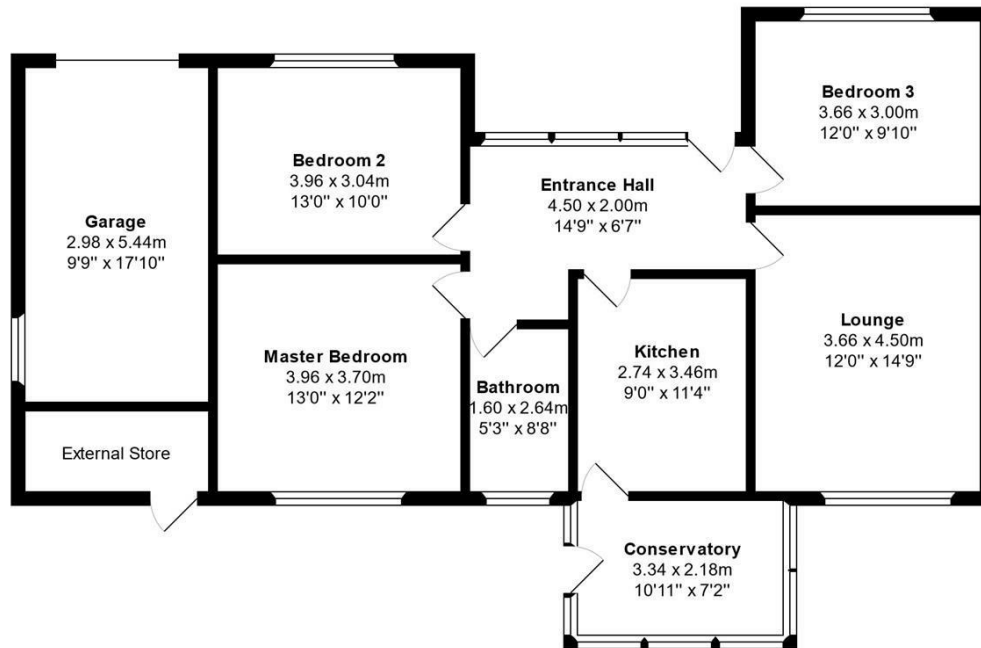
The spacious lounge also benefits from lots of natural light and has room for a couple of sofas and other furniture. Three, proper double bedrooms provide comfortable sleeping accommodation for both family and visitors.



Open House West Cumbria

Floor Plan: 40 Caldbeck Drive, Stainburn

Not to Scale: Dimensions and layout for guidance only



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

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