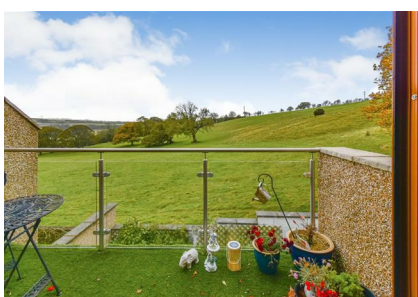


Meadow Lodge, Kirklands, Camerton, Workington, Cumbria, CA14 1LX

Offers Around £275,000

Council Tax Band: B



Welcome to this lovely detached house located at the head of a quiet cul de sac in the picturesque village of Camerton, Workington.

This modern property, built in 2017, boasts a spacious and inviting open plan living area on the first floor. This stunning space has double patio doors that offer uninterrupted views of open countryside to the Derwent valley beyond. The view is even better from the private, outside balcony, complete with a glass balustrade - the perfect place to relax.

The stylish fitted kitchen has lots of storage and worktop space, as well as an integrated fridge freezer, dishwasher and range cooker, that are included in the sale.

Insulated to a very high level, heating and energy costs are kept to an absolute minimum thanks to a highly efficient, air source heat pump and PV solar panels that are linked to both the national grid and storage batteries.

The ground floor houses two large bedrooms, one of which offers direct access to the private rear garden. A spacious utility room takes care of the laundry, but is large enough to be converted into a third bedroom, if required. A beautiful bathroom, complete with a whirlpool bath and double shower cubicle, completes the internal accommodation.

Outside, there is off-street parking for at least five vehicles, with more than enough room for a motorhome or caravan. A large outbuilding offers lots of secure storage.

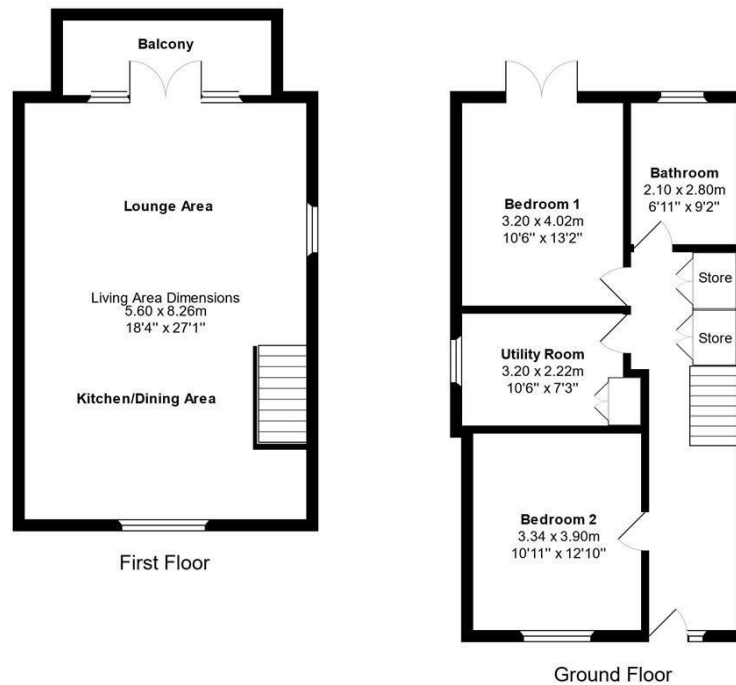
In summary, a fabulous modern home with space where it is needed and a living area and views that you will never get tired of coming home to.



Open House West Cumbria

Floor Plans: Meadow Close, Camerton

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	