



Farries Field, , Stainburn, Cumbria, CA14 1DQ

- Fully integrated kitchen/diner with breakfast bar
- Double-aspect lounge with bay window
- Separate utility room and cloakroom
- Garage and Tegula block paved driveway
- uPVC anthracite windows and French doors
- Kitchen appliances as standard
- Four bedrooms, including a master with an en suite
- French doors to the rear garden
- A 10 year warranty

£320,000



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DESCRIPTION

NEW PRICE - This plot includes an **UPGRADED Magnet Kitchen** and flooring package throughout. Actual Plot Photographs!

A stylish 4-bed detached house with an attached garage. This home features an open plan kitchen/dining area, a breakfast bar and a fully integrated kitchen. There is also a set of stylish French doors, which open out to the patio/rear garden and a useful utility room offers extra space. It's double-aspect lounge features a characteristic bay window, ensuring plenty of natural light, creating a calm and relaxing environment. A cloakroom and under-stairs storage complete the ground floor.

Upstairs, there are four bedrooms set around a central landing, including a master bedroom with an en suite bathroom. There is also a family bathroom with a separate shower and bath. Externally, there is an attached/detached garage with Tegula Block paved drive way, turfed gardens to the front and rear and all our homes feature uPVC anthracite windows, giving the property an eye-catching look.

We are renowned for building stylish properties in desirable areas, and incorporating a high specification. The site is located on the north-eastern edge of Stainburn, 1.5 miles from Workington and allowing easy access to shops, services and amenities. We have committed to providing valuable green spaces, which also includes wildflower meadows and planting.





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Viewings

Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.