



Farries Field, Stainburn

- Open plan kitchen/dining area with breakfast bar
- French doors opening out to a patio and rear garden
- Four good-sized bedrooms, including a master with an en suite
- Link detached garage with block paved driveway
- Fully integrated kitchen with appliances
- Spacious lounge
- Family bathroom featuring a separate shower and bath
- Turfed gardens to the front and rear
- A 10 year warranty

UPVC anthracite windows and French doors
£327,500

HUNTERS[®]
HERE TO GET *you* THERE

Farries Field, Stainburn

DESCRIPTION

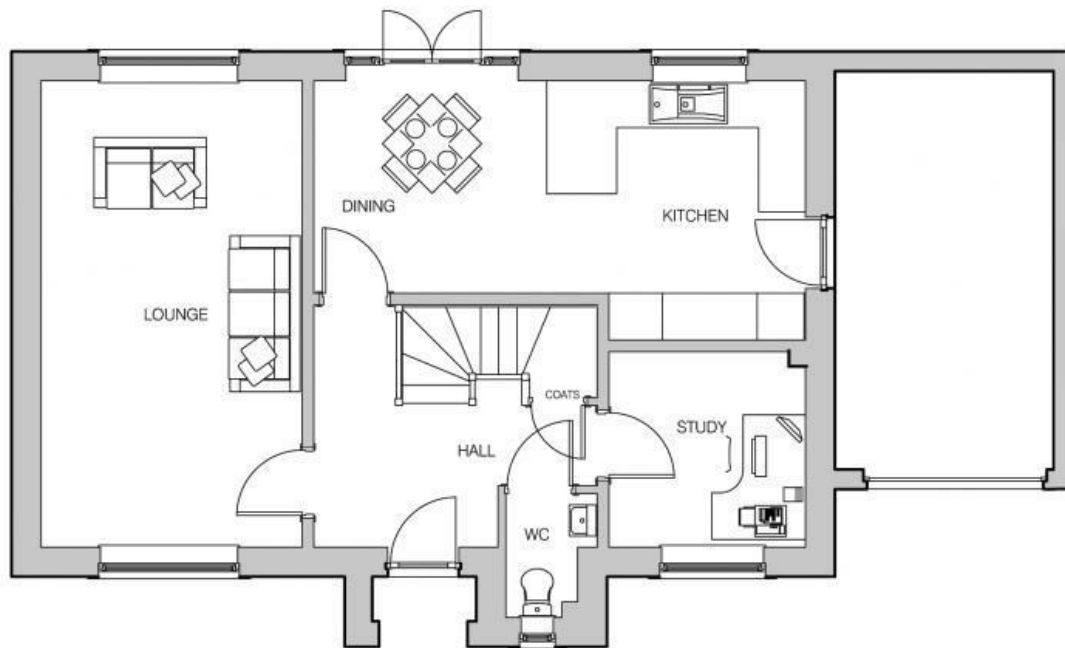
Plot 75 - The Tunstall

A 4-bedroom house with link detached garage/detached/double garage (plot dependant), this home provides space to entertain, live and grow. The Tunstall boasts an open plan kitchen/diner with breakfast bar a fully integrated kitchen with appliances as standard. There is also a set of French doors that lead out to the patio area and the rear turfed garden. A spacious lounge stretches the full depth of the house. A separate study and WC complete the ground floor.

Upstairs, three good-size bedrooms are served by a spacious, family bathroom with bath and separate shower, while the master bedroom features a separate en suite bathroom. Externally, there is a link detached garage with block paved driveway, turfed gardens to the front and rear and all our homes feature beautiful uPVC anthracite windows.

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.

Please note, the images shown are for illustration purposes based on the floor plans of each house type and may not be an exact representation of the end property.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email:
centralhub@hunters.com <https://www.hunters.com>

