



Farries Field, , Stainburn, CA14 1DQ

- Open plan kitchen/diner/living area
- Kitchen appliances as standard
- Study and cloakroom on the ground floor
- Family bathroom with separate shower and bath
- Turfed front and rear gardens
- Fully integrated kitchen complete with breakfast bar
- Dual-aspect lounge with bay window
- Master bedroom with en suite
- Garage and Tegula block paved driveway
- uPVC anthracite windows and French doors

£330,000

HUNTERS®
HERE TO GET *you* THERE

Farries Field, , Stainburn, CA14 1DQ - £330,000

DESCRIPTION

A stylish 4-bed detached home with an attached or detached garage (plot dependent). The Lowther is light and spacious, featuring an open plan family/dining/living area spanning the entire rear of the property. The fully integrated kitchen features a breakfast bar and appliances as standard, as well as attractive French doors opening out to the rear garden. The spacious lounge fills the home with natural light. A useful study and cloakroom complete the ground floor.

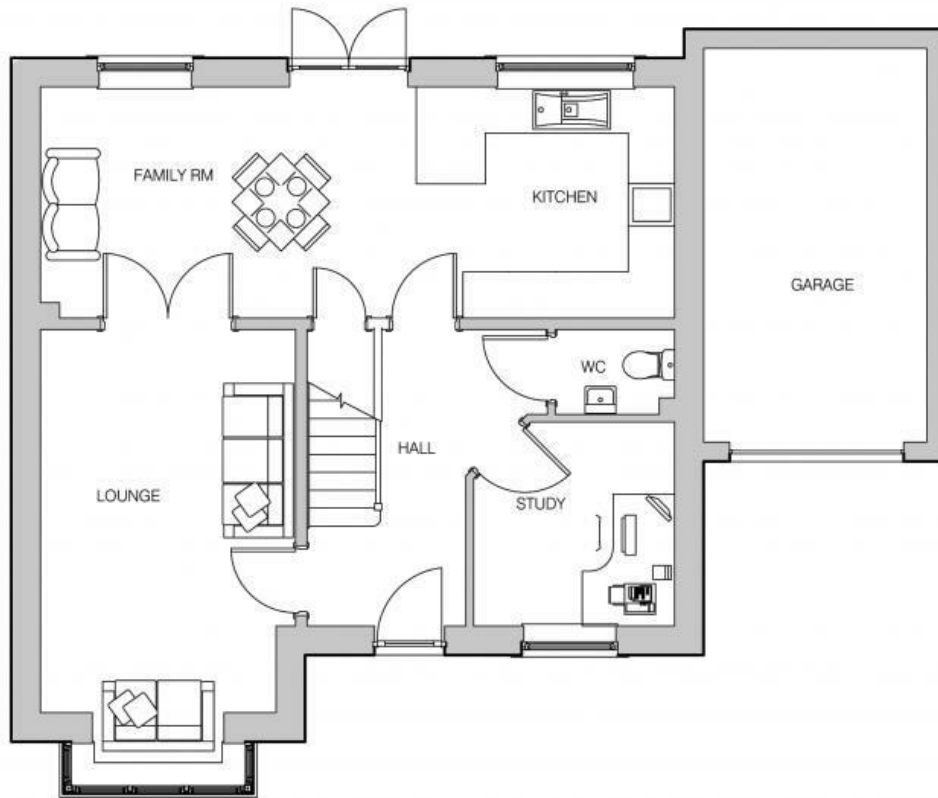
Upstairs, there are four good-size bedrooms, set around a central landing. There's a family bathroom complete with a separate shower and bath, and in addition to this, the master bedroom has its own en suite. Externally there is an attached or detached garage (plot dependent), a Tegula block paved driveway, turfed gardens to the front and rear and all our homes feature our signature uPVC anthracite coloured windows and French doors.

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.







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.

