



## Farries Field, , Stainburn, Cumbria, CA14 1DQ

- Open plan kitchen/dining area with breakfast bar
- Cloakroom and under-stairs storage cupboard
- Master bedroom with en suite shower room
- Garage with Tegula block paved driveway
- uPVC anthracite windows and French doors
- Fully integrated kitchen with appliances as standard
- Three bedrooms set around a central landing
- Family bathroom with bath and overhead shower
- Turfed gardens to the front and rear
- 10-year LABC warranty

**£275,000**



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## DESCRIPTION

Plot including a fully integrated Magnet kitchen!

A detached 3-bed house with garage, perfect for relaxing with the family and entertaining guests. There is also an open plan kitchen/dining area with a breakfast bar and fully integrated kitchen, which features appliances as standard. A set of stylish French doors open out to the rear patio and gardens. A cloakroom and under-stairs cupboard complete the ground floor.

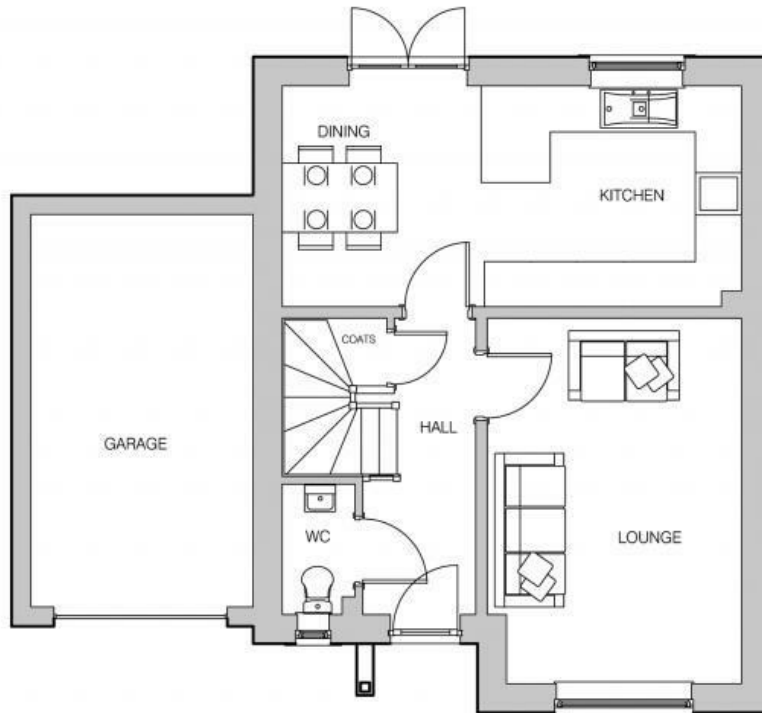
Upstairs, there are three bedrooms set around a central landing, including a master bedroom with en suite shower room as well as a good-size family bathroom. Externally there is a Tegula Block paved driveway, turfed front and rear gardens and all our homes feature eye-catching uPVC anthracite windows 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](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.