



Wentworth Park,
Stainburn,
CA14 1XP
£230,000

HUNTERS[®]
HERE TO GET *you* THERE

Wentworth Park, Stainburn, Workington CA14 1XP

Immaculately presented and in a highly sought after location this spacious detached bungalow is truly something special. The accommodation comprises of entrance hallway, living room which leads into a conservatory overlooking the rear garden. There is a modern kitchen diner and separate utility room with integral door to the garage. Two double bedrooms with master en-suite and both bedrooms having fitted wardrobes. A separate bathroom. Front garden and driveway and a stunning Japanese influenced garden at the rear with summerhouse and decking. An attached garage with workshop space. Viewing is highly recommended.



HALLWAY

The hallway has two useful in storage cupboards. Doors lead off to rooms.

LIVING ROOM

3.81m (12' 6") x 3.68m (12' 1")

With a traditional style fire suite, patio doors leading into the conservatory. Modern electric heater.

CONSERVATORY

3.81m (12' 6") x 3.40m (11' 2")

A uPVC construction on brick base with French doors to the rear garden.

KITCHEN/DINER

3.71m (12' 2") x 3.00m (9' 10")

Incorporating a range of modern wall and base units with an integrated cooker and microwave, separate hob with extractor chimney. An integrated dishwasher. Double glazed window to the rear and a door leading into the utility room.

UTILITY ROOM

With a UPVC rear entrance door and a personal door into the garage.

BEDROOM 1

3.68m (12' 1") x 3.15m (10' 4")

Master bedroom with a range of fitted furniture. Double glazed window, radiator. Access to the en-suite

BEDROOM 2

4.14m (13' 7") x 3.00m (9' 10")

With fitted wardrobes, double glazed window and radiator.

EN-SUITE

With an enclosed shower, wash basin and wc. Double glazed window and radiator.

BATHROOM

2.57m (8' 5") x 1.68m (5' 6")

With a three piece suite comprising bath, wash basin and wc. Double glazed window and radiator.

EXTERNALLY

A front garden and driveway leading up to the garage. The rear garden has been designed on Japanese influences, pathways that lead to different viewing points and seating areas. Stepping stones laid to turn the eye to view something new at each step. Hardwood decking which is twice as thick as normal soft wood renowned for durability and resistance to rot. There are tranquil water features and a Japanese tea house/summer house which provides a shelter to view the garden.

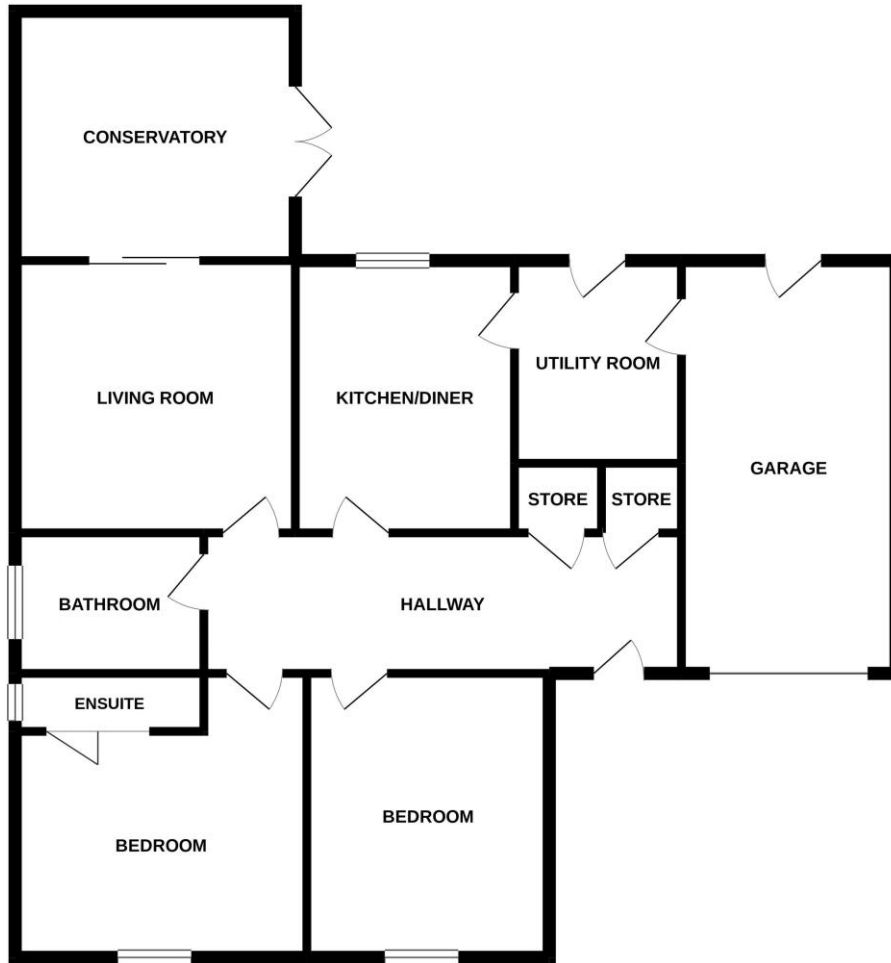
GARAGE

5.64m (18' 6") x 2.92m (9' 7")

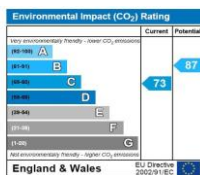
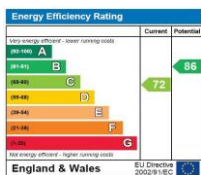
The garage has been replastered and had new flooring in. Currently used as a workshop with electric points and storage units.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2020



DISCLAIMER

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.



SALES / LETTINGS / MANAGEMENT
Clifford Court Cooper Way, CA3 0JG
workington@hunters.com / 01900 872001

HUNTERS®
HERE TO GET *you* THERE