



47 Birkbeck Gardens, Kirkby Stephen – CA17 4TH

Guide Price £425,000

PFK

47 Birkbeck Gardens

Kirkby Stephen

Attractive four-bedroom detached family home with generous gardens.

This beautifully presented four-bedroom detached family home is set within an attractive and sought-after development, offering generous living accommodation, landscaped gardens, and excellent kerb appeal. Immaculately maintained, the property combines practical family living with tasteful design, making it ready for its next occupants to enjoy.

On entering, the welcoming hallway provides access to a convenient downstairs WC and a useful understairs storage cupboard. A further door leads into the impressive triple-aspect living room, filled with natural light and featuring a charming bay window and electric fire with stone and wood surround, with the option to reinstate a gas fire if desired. French patio doors open directly onto the rear garden, creating an ideal space for entertaining or relaxing.

The heart of the home is the kitchen/dining room, offering a superb range of white shaker-style units with integrated appliances including a double oven, fridge/freezer, dishwasher, and four-burner gas hob with extractor. A rear aspect window over the sink frames views of the garden, while a bay window to the front enhances the spacious dining area. From here, a door leads to the utility room, which provides additional storage, houses the wall-mounted boiler, plumbing for laundry appliances, and access to the rear garden can be gained from the kitchen itself.



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Upstairs, the light and airy landing gives access to four bedrooms, the family bathroom, and an airing cupboard housing the cylinder. The principal bedroom enjoys views over the rear garden and a private en-suite shower room. There are two further generous double bedrooms, and a fourth bedroom—currently used as a study—offering flexibility to suit modern living. The family bathroom is fitted with a stylish four-piece suite, including bath, separate shower, WC, and basin.

Externally, the home occupies a generous plot with a landscaped frontage, established hedgerow border to the side, and a block-paved driveway to the rear providing off-road parking for two vehicles. A detached single garage with power and lighting sits adjacent to the delightful rear garden, which is mainly laid to lawn with a flagged patio, pathway, and a secure combination of walling and fencing.

This superb family home has been lovingly maintained and is offered in excellent condition throughout. Early viewing is highly recommended to fully appreciate all it has to offer.





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Kirkby Stephen, Kirkby Stephen

Kirkby Stephen is a popular and vibrant Upper Eden market town which caters well for everyday needs with a supermarket, general shops, bank, hotels and public houses, primary and secondary Schools and many sports clubs. The M6 at Tebay lies 12 miles to the south-west and Brough/A66 trans-Pennine route is 4 miles to the north. Carlisle, Penrith, Kendal, Lancaster and the north east are all within commuting distance, and the town also benefits from a station on the historic Settle to Carlisle railway line.

- Well maintained 4 bed detached home
- Generous plot and well positioned
- Well proportioned accommodation
- Driveway parking & single detached garage
- Attractive rear garden, side lawn and frontage
- Superb family home
- Council Tax Band - E
- Tenure - Freehold
- EPC Rating - TBC



ACCOMMODATION

Entrance Hall

6' 0" x 11' 9" (1.82m x 3.59m)

WC

2' 9" x 6' 5" (0.83m x 1.95m)

Kitchen / Dining

10' 10" x 19' 10" (3.29m x 6.05m)

Utility Room

5' 2" x 4' 8" (1.58m x 1.43m)

Living Room

12' 1" x 20' 0" (3.69m x 6.09m)

Landing

15' 10" x 3' 2" (4.83m x 0.97m)

Bathroom

7' 2" x 5' 11" (2.18m x 1.81m)

Bedroom 1

10' 10" x 11' 11" (3.31m x 3.62m)

En-suite

8' 6" x 4' 8" (2.60m x 1.43m)

Bedroom 2

12' 1" x 9' 11" (3.69m x 3.01m)

Bedroom 3

10' 8" x 9' 9" (3.26m x 2.96m)

Office / Bedroom 4

10' 10" x 7' 8" (3.30m x 2.33m)

Garage

17' 7" x 9' 7" (5.36m x 2.91m)

EXTERNALLY

Rear and side garden

Driveway - 2 Parking Spaces



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Management Fee

The Management Fees for 2025 were £147.74. The next is due on the 1st December 2025.

Directions

From Kirkby Stephen town center go southwards to the traffic lights and turn left. Proceed past the primary school on the right and follow the road towards Nateby. Birkbeck Gardens lies on the right hand side, turn right into the estate, proceed and bear right. The property can be found on the right hand side. A 'For Sale' sign has been erected for identification purposes.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







Floor 0 Building 1



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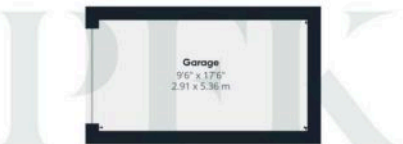
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Approximate total area⁽¹⁾
1386 ft²
128.7 m²

(1) Excluding balconies and terraces

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



Floor 0 Building 2



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