



11 Manor Court, Kirkby Stephen, CA17 4SJ. Guide Price £360,000

PFK



## 11 Manor Court

Introducing an exceptional opportunity to own a modernised three bedroom semi-detached bungalow in the highly sought after area of Kirkby Stephen. This delightful home has been recently updated throughout and now boasts a fresh, contemporary feel.

Upon entering, you are greeted by a welcoming reception hallway leading to a bright and spacious living room the hall also leads to the newly fitted dining kitchen, newly fitted bathroom and the property enjoys stylish floor coverings that perfectly balance comfort and functionality. The kitchen, a true focal point of the home, features modern fitted appliances, a dining area and direct access to a dining/utility room and there are also three bedrooms, thoughtfully designed with modern finishes.

Externally, the home benefits from a walled forecourt garden at the front, alongside a driveway providing off-street parking and access to the garage. To the rear, an enclosed lawned garden creates a charming outdoor space, further enhancing the bungalow's appeal.

In summary, this beautifully modernised three-bedroom bungalow represents an opportunity to secure a stylish home in a desirable location. With its recent upgrades, practical layout, and picturesque surroundings, it perfectly captures the essence of comfortable modern living in Kirkby Stephen.





## 11 Manor Court

Kirkby Stephen is a popular upper Eden market town situated 4 miles from Brough/A66 trans-Pennine route and 12 miles from the M6 at Tebay/Junction 38, with Penrith, Carlisle and Kendal also being within commuting distance. The town provides a good range of facilities including supermarket, hotels and public houses, primary and secondary schools and also benefits from a station on the scenic Settle-Carlisle railway line.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C

### Directions

11 Manor Court can be located using the postcode CA17 4SJ and identified by a PFK For Sale board. Alternatively by using What3Words: [///producers.exclusive.update](https://www.what3words.com/?q=///producers.exclusive.update)

### Services

Mains electricity, water and drainage; gas central heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



### Entrance Hall

### Lounge

17' 9" x 15' 9" (5.40m x 4.80m)

### Dining Kitchen

10' 4" x 15' 3" (3.14m x 4.66m)

### Dining/Utility Room

11' 4" x 11' 1" (3.46m x 3.39m)

### Bedroom 1

11' 10" x 11' 11" (3.60m x 3.63m)

### Bedroom 2

9' 1" x 15' 3" (2.78m x 4.65m)

### Bedroom 3

7' 7" x 11' 8" (2.30m x 3.56m)

### Bathroom

8' 2" x 9' 8" (2.50m x 2.95m)

**Front Garden** Paved forecourt garden with stocked borders and providing pathway to the side of the property leading to the rear garden.

**Rear Garden** Lovely lawned garden with pathway to the rear entrance.

**Off street Parking leading to: Garage**



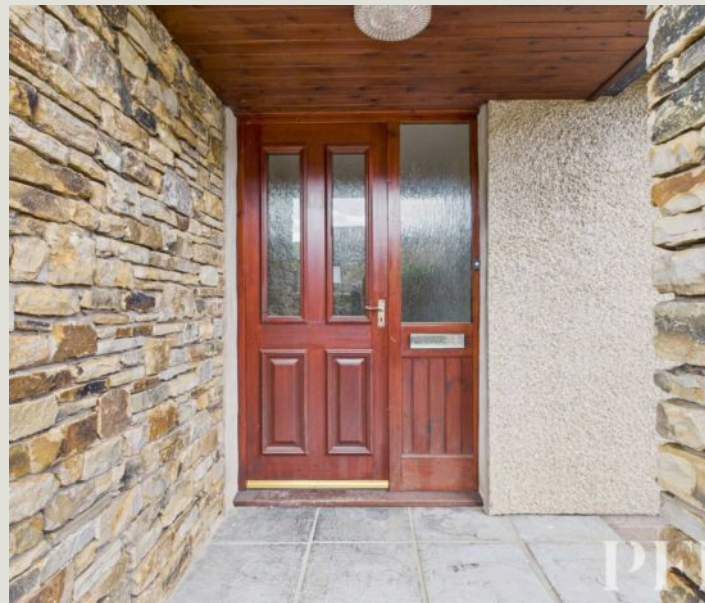




## ADDITIONAL INFORMATION

### Referral & Other Payments

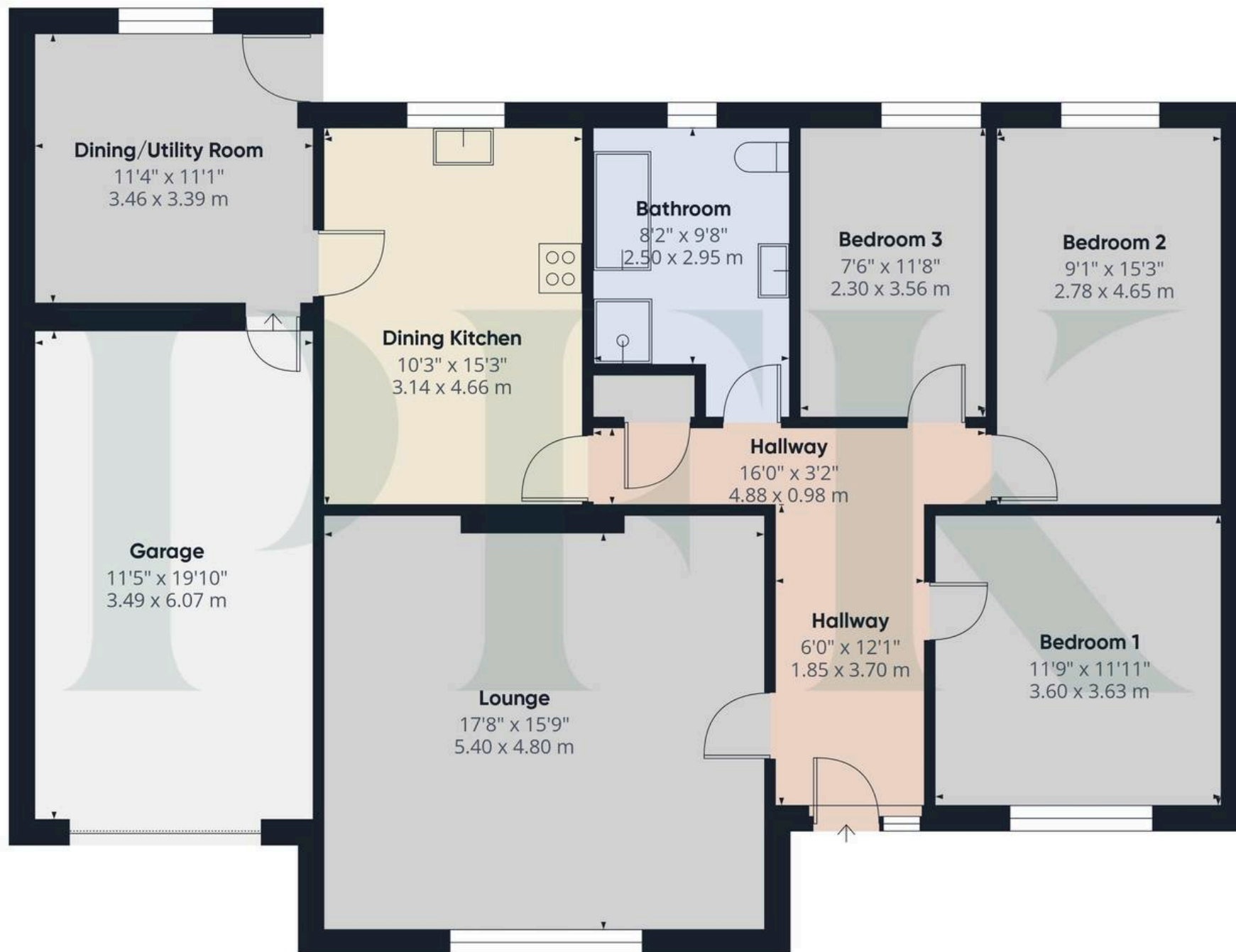
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT











Approximate total area<sup>(1)</sup>

1396 ft<sup>2</sup>

129.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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