



**5 Meadowfield Grove, Gosforth, Seascale, CA20 1HL**

Guide Price **£225,000**

**PFK**

## 5 Meadowfield Grove

Situated in a peaceful position within the sought after Lakeland village of Gosforth, this beautifully presented three bedroom semi detached home has undergone significant improvements in recent years and is offered in true turnkey condition. Perfectly suited to first time buyers, young families or those looking to enjoy village life on the edge of the Lake District National Park, the property combines stylish contemporary interiors with a practical layout. The accommodation briefly comprises an entrance porch, welcoming hallway, comfortable lounge and a superb contemporary dining kitchen, whilst the first floor offers three well proportioned bedrooms and a newly installed modern shower room. Outside, there is offroad parking to the front, a single garage and a delightful rear garden, making this an excellent all round family home.

The property enjoys an enviable setting within easy walking distance of the village nursery, primary school, pubs and eateries, whilst the wider amenities of nearby Seascale, including its railway station, are only a short drive away. Gosforth is ideally placed for commuting to Sellafield and other major employment centres along the west Cumbrian coast, while the stunning valleys of Wasdale, Eskdale and the surrounding Lake District National Park are all within easy reach for those who enjoy walking, cycling and outdoor pursuits.

With open fields to the rear, attractive gardens, ample parking and nothing left to do but move in, this is a fantastic opportunity to purchase a home in one of west Cumbria's most desirable villages.





## 5 Meadowfield Grove

### Location & Directions:

Meadowfield Grove enjoys a peaceful position within the highly regarded village of Gosforth, offering a wonderful balance of village life and everyday convenience. The village nursery, primary school, traditional pubs and restaurants are all within a short walk, while nearby Seascale provides a wider range of facilities including a supermarket and a railway station with connections along the west Cumbrian coast. The location is ideal for commuters travelling to Sellafield and other major employment centres, whilst the breathtaking scenery of Wasdale, Eskdale and the Lake District National Park is only a short drive away, making it perfect for those who love the outdoors.

### Directions

The property can be located on Meadowfield Grove using CA20 1HL or [W3W///singers.assurance.coasters](https://www.singers.assurance.coasters)



- **3 bed semi detached family home**
- **EPC rating C**
- **Tenure: Freehold**
- **Council Tax: Band C**

## ACCOMMODATION

Entrance Porch

Hallway

Lounge

13' 2" x 11' 9" (4.01m x 3.59m)

Dining Kitchen

16' 6" x 9' 3" (5.02m x 2.81m)

## FIRST FLOOR LANDING

Bedroom 1

11' 9" x 8' 9" (3.57m x 2.66m)

Bedroom 2

11' 0" x 9' 6" (3.35m x 2.89m)

Bedroom 3

7' 7" x 6' 7" (2.30m x 2.01m)

Shower Room

6' 8" x 5' 5" (2.03m x 1.65m)





## EXTERNALLY

### Garden

The rear garden provides a lovely outdoor space, backing directly onto open fields to create a peaceful outlook. It features a well maintained lawn alongside a gravelled patio seating area, providing the perfect setting for relaxing, alfresco dining or entertaining family and friends.

### Driveway

2 Parking Spaces

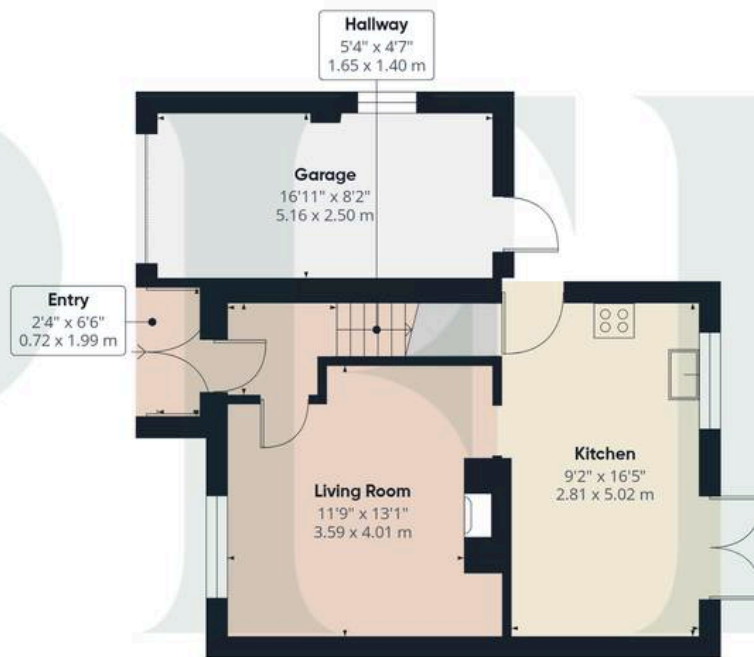
To the front of the property is a paved driveway providing offroad parking for two vehicles with ease, offering both convenience and practicality for everyday living.

### Garage

Single Garage

The single garage is fitted with an up and over door, power and lighting, together with a useful pedestrian door to the rear garden, making it ideal for storage, a workshop or secure parking.



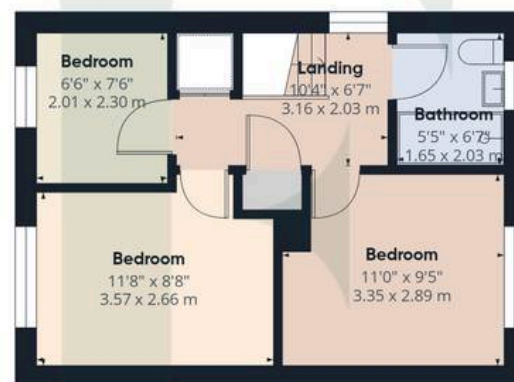


Floor 0

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

855 ft<sup>2</sup>

79.5 m<sup>2</sup>



Floor 1



(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.

GIRAFFE360

**ADDITIONAL INFORMATION**

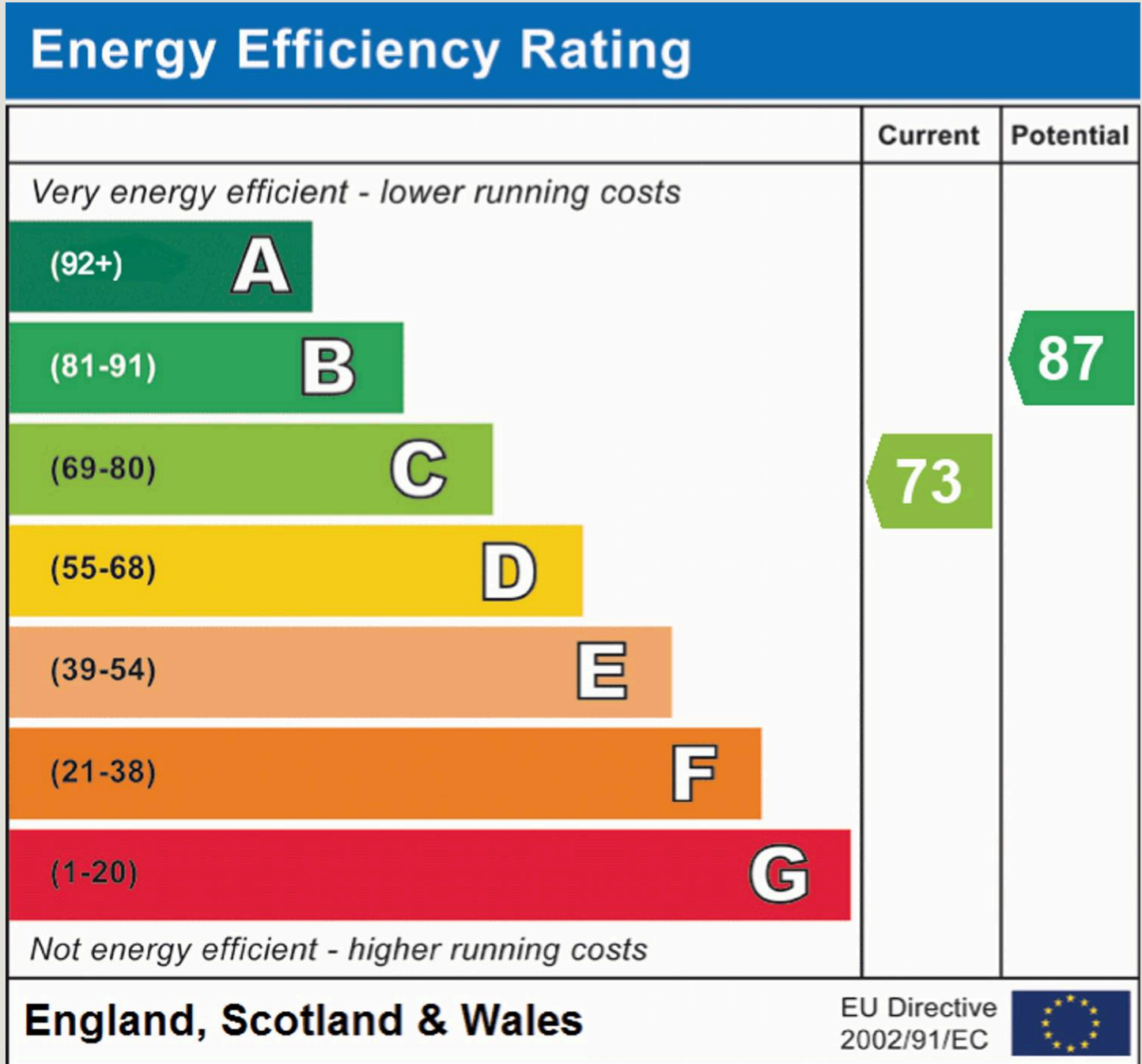
**Services**

Mains gas, electricity, water & drainage. Gas central heating and 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.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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