



1 Florence Drive, Egremont, CA22 2FJ

Guide Price £210,000

**PFK**

# 1 Florence Drive

## The Property:

Having been owned by the same owner since new, this brilliantly presented three bedroom detached home offers modern, stylish living in a sought after location. Benefiting from offroad parking for two vehicles and an integral single garage, the property combines excellent kerb appeal with beautifully maintained interiors.

Inside, the accommodation comprises three well proportioned bedrooms, a contemporary bathroom, a modern kitchen/dining room, a spacious living room and the added convenience of a ground floor WC. Outside, the attractive, low maintenance rear garden provides an ideal space to relax and entertain.

Early viewing is highly recommended. Contact us today to arrange your appointment.

- Owned by the same owner since new
- Immaculately presented 3 bed detached home
- Contemporary kitchen
- Ready to move straight into
- Attractive, low maintenance rear garden
- Offroad parking
- EPC rating B
- Tenure: Freehold
- Council Tax: Band C

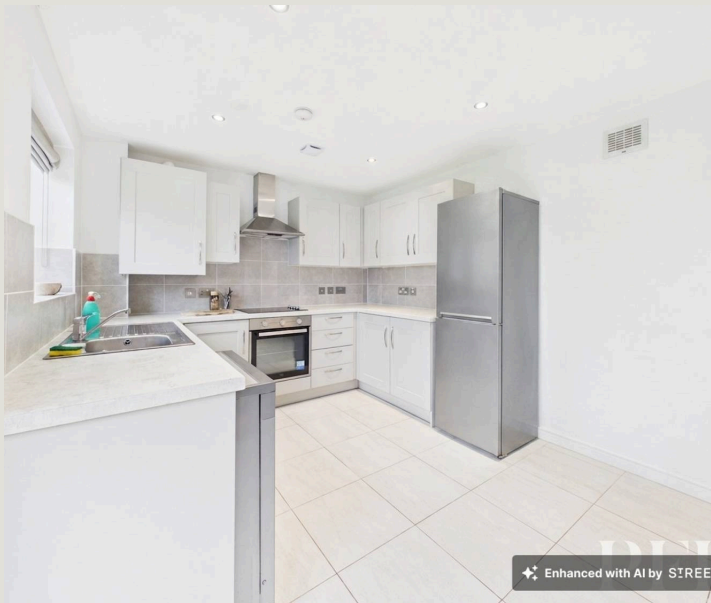




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## Location & Directions:

Egremont is a historic market town on the western edge of the Lake District National Park, offering an excellent balance of rural charm and everyday convenience. The town provides a range of local amenities, including supermarkets, independent shops, cafés, pubs, primary and secondary schools, healthcare facilities and leisure amenities. It also enjoys good transport links to the neighbouring coastal towns of Whitehaven and Workington, as well as easy access to the spectacular Western Lakes, making it an ideal location for both families and those seeking outdoor pursuits. Rich in history and community spirit, Egremont is perhaps best known for hosting the annual Egremont Crab Fair, one of the oldest fairs in the world.



## Directions

The property can be found under postcode CA22 2FJ and sits at the very beginning of the estate, being number 1.

## ACCOMMODATION

### Entrance

5' 1" x 3' 4" (1.54m x 1.01m)

### Cloakroom/WC

5' 1" x 2' 9" (1.54m x 0.83m)

### Lounge

14' 4" x 14' 6" (4.38m x 4.42m)

### Kitchen

9' 5" x 14' 4" (2.86m x 4.38m)

## FIRST FLOOR

### Landing

9' 7" x 6' 0" (2.93m x 1.83m)

### Bedroom 1

10' 11" x 8' 0" (3.33m x 2.44m)

### Bedroom 2

11' 0" x 8' 1" (3.36m x 2.47m)

### Bedroom 3

8' 1" x 6' 0" (2.46m x 1.83m)

### Bathroom

5' 9" x 5' 11" (1.75m x 1.81m)





## EXTERNALLY

### Garden

Outside, the attractive, low maintenance rear garden provides an ideal space to relax and entertain. It is mainly laid to lawn, offering a generous amount of outdoor space, with the added benefit of a side garden and a small lawned area to the front of the property.

### Driveway

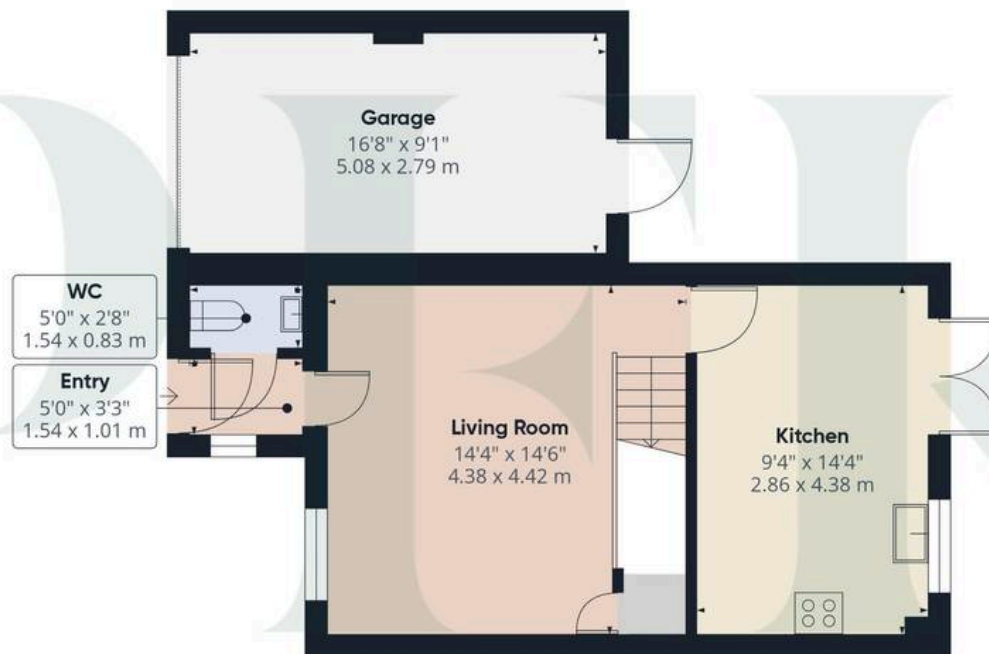
2 Parking spaces.

### Garage

Single Garage

5.08m x 2.79m Integral garage with up-and-over door, currently used for storage, with the added benefit of pedestrian access.





Floor 0

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

849 ft<sup>2</sup>  
79 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.

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**ADDITIONAL INFORMATION**

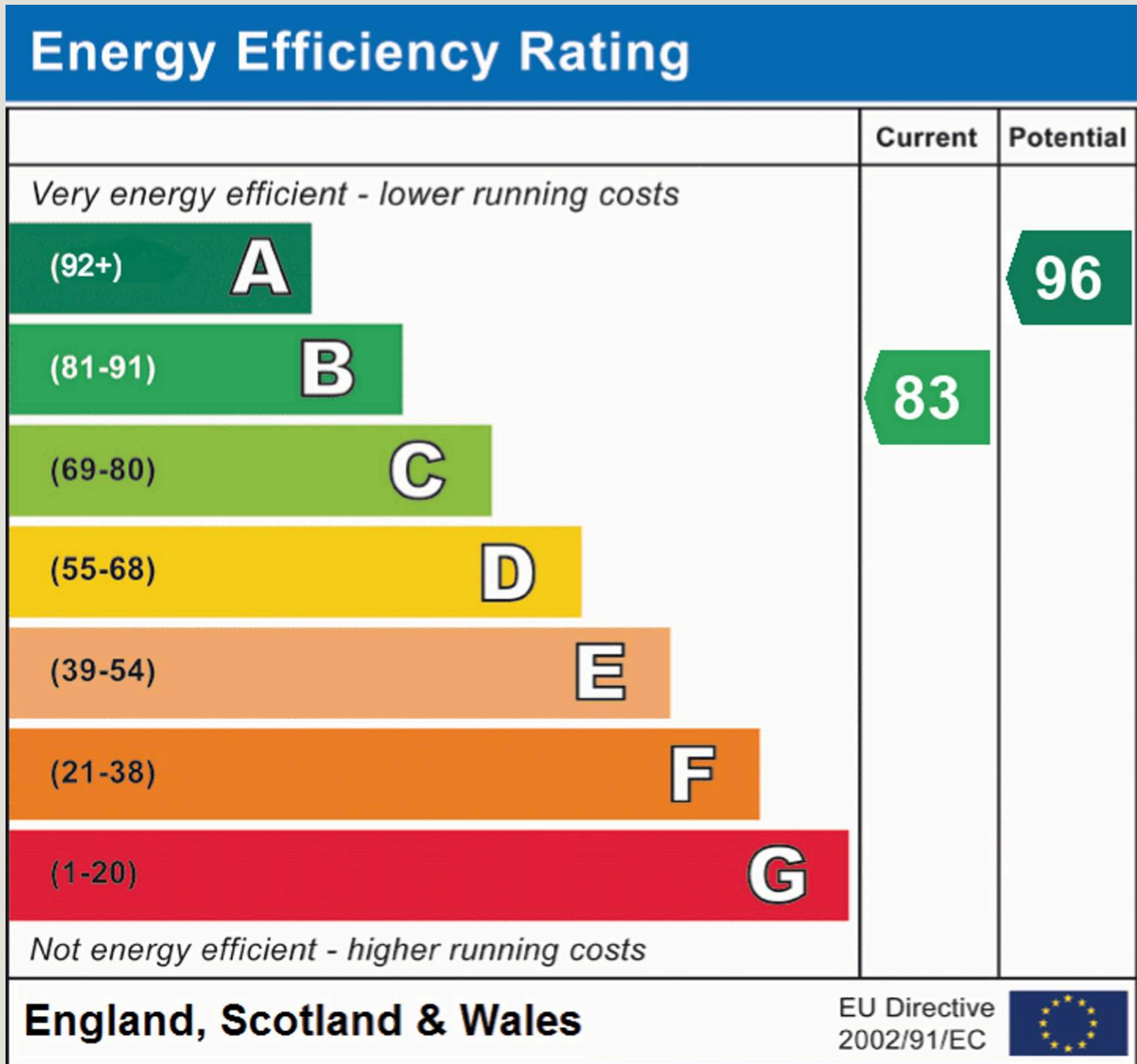
**Services**

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Intercom entrance system and burglar alarm installed. Please note - the mention of any appliances and/or 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





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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