



**14 Briery Acres, Stainburn, CA14 1XQ**  
Guide Price: £350,000

**PEK**

# 14 Briery Acres

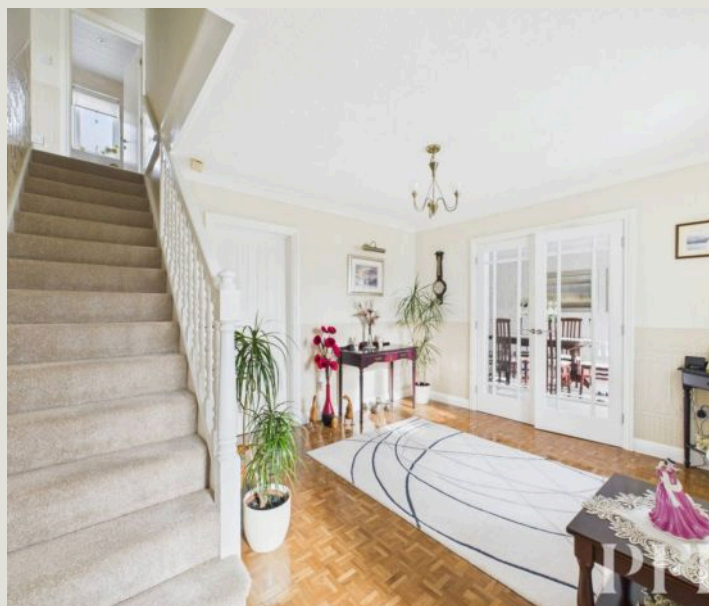
## The Property

Sat within a quiet cul-de-sac on the sought after Briery Acres estate, in the popular village of Stainburn, this spacious 4 bedroom, two bathroom, two reception detached is a fantastic family sized home. Offering flexible living areas, a private garden and a high standard of accommodation throughout, this is a must see.

The accommodation comprises large hall way with parquet- effect flooring capable of creating a small study area if required, large lounge, sun room, formal dining room with space for a 10 person dining table, contemporary breakfast kitchen with integral appliances, utility room, downstairs cloak room, master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms, a well proportioned single bedroom and three piece family bathroom.

Externally there is off road parking for up to four cars on the drive, an attached large single garage offering great space for a workshop or home gym, lawn front gardens and a private sun trap rear garden laid to lawn, decking and patio areas, with mature borders.

Houses of this calibre rarely become available in this super popular area so dont delay booking your viewing!



## 14 Briery Acres

### Location & Directions

Stainburn is a sought after family friendly suburb of the town of Workington, within walking distance of the Good OFSTED rated Workington Academy secondary school. There is also easy access to the A66 bypass which makes this a great commuter option for local employees of Sellafield at under a 20 mile drive.

### Directions

The property can be found by using the postcode CA14 1XQ and sits within the first left hand side cul-de-sac on Briery Acres.

- Four bed detached
- Two reception rooms
- En-suite, family bathroom & downstairs wc
- Garage, parking for four, large plot
- Quiet cul-de-sac in popular estate
- EPC Band D
- Council Tax Band D
- Tenure Freehold



## ACCOMMODATION

### Entrance Porch

4' 5" x 3' 1" (1.34m x 0.94m)

Accessed via uPVC door with double glazed inserts, parquet-effect flooring, wooden internal door to hallway.

### Cloakroom

3' 8" x 4' 10" (1.13m x 1.47m)

WC and wash hand basin.

### Hallway

10' 7" x 12' 10" (3.23m x 3.92m)

Light and airy front aspect room with parquet-effect flooring, points for telephone and broadband.

### Lounge

22' 9" x 12' 10" (6.93m x 3.92m)

Large light and airy dual aspect room, inset gas fire with granite hearth and surround, point for TV. Sliding doors to sun room.

### Sun Room

6' 9" x 9' 1" (2.05m x 2.77m)

Rear aspect room with doors to garden, tiled floor.

### Dining Room

16' 0" x 10' 2" (4.89m x 3.10m)

Large front aspect dining room with space for a 10 person table.

### Breakfast Kitchen

11' 6" x 12' 10" (3.51m x 3.91m)

Rear aspect room comprising a range of base and wall units in a cream high gloss finish and complementary granite effect counter top. Stainless steel sink with drainage board and mixer tap, tiled splashbacks, four burner countertop mounted gas hob with extractor fan over and separate electric oven and grill, integral dishwasher, integral fridge, understairs storage cupboard, tiled floor, space for a 4 person table.



### Utility Room

6' 4" x 10' 2" (1.93m x 3.10m)

Rear aspect room with uPVC door to garden. Fitted with a range of base and wall units in a cream high gloss finish with complementary granite effect counter top, stainless steel sink with drainage board and mixer tap, tiled floor, plumbing for under counter washing machine.

### FIRST FLOOR LANDING

3' 2" x 9' 9" (0.96m x 2.96m)

Loft access via hatch, airing cupboard with hot water cylinder.

### Bedroom 1

13' 4" x 13' 0" (4.06m x 3.95m)

Front aspect double bedroom with views towards the fells, fitted wardrobes and storage units. Laminate flooring.

### Ensuite Shower Room

4' 10" x 5' 5" (1.47m x 1.65m)

Front aspect room comprising three piece suite; corner shower cubicle with mains shower, WC and wash hand basin with built in vanity unit. Tiled walls, laminate floor.

### Bedroom 2

13' 4" x 9' 8" (4.07m x 2.95m)

Front aspect double bedroom with views towards the fells and laminate flooring.

### Bedroom 3

9' 0" x 9' 2" (2.74m x 2.79m)

Rear aspect double bedroom with fitted wardrobes and storage units.

### Bedroom 4

9' 0" x 6' 7" (2.75m x 2.01m)

Rear aspect single bedroom with built in storage cupboard.

### Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

Rear aspect room comprising three piece suite with shower over bath. Tiled walls and laminate flooring, vertical heated towel rail.





## EXTERNALLY

### Front Garden

A large lawned front garden.

### Rear Garden

A private sun trap rear garden laid to lawn, decking and patio seating areas, with mature raised beds and borders.

### Garage

Single Garage

A substantial single garage which could accommodate a small workshop or home gym.

### Driveway

4 Parking Spaces

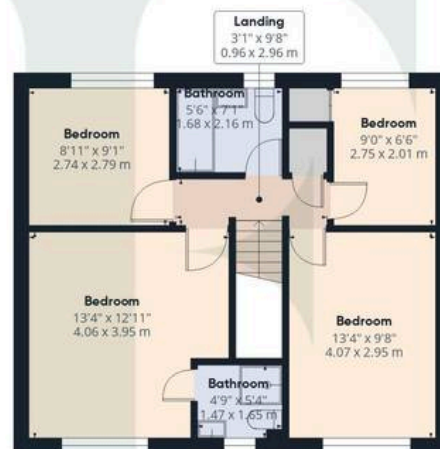
driveway parking for up to 4 cars.







Floor 0



Floor 1

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

1640 ft<sup>2</sup>

152.4 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.

GIRAFFE 360

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC



## 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 & 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 : Naphthens 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.





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