



**26 Threaplands, Cleator Moor, CA25 5HA**

Guide Price **£250,000**

**PFK**

## 26 Threaplands

### The Property:

Situated on the popular Threaplands development on the edge of Cleator Moor, this well proportioned three bedroom detached home enjoys a superb position within a small cul-de-sac on the estate, boasting an open outlook to the front. Offered for sale with no onward chain, the property is ready for a new owner to personalise and style to their own taste, making it an ideal opportunity for young and growing families.

The ground floor offers a flexible and spacious layout. An entrance hallway leads to a generous lounge, a convenient WC, and a dining kitchen which flows beautifully into a conservatory with a warm roof overlooking the rear garden, perfect for year round enjoyment. A former adjoining garage has been thoughtfully converted to create an additional reception room, offering excellent versatility as a ground floor bedroom, playroom or home office, significantly enhancing the overall living space. To the first floor, the principal bedroom benefits from an ensuite shower room, complemented by two further well sized bedrooms and a modern family shower room. Externally, there is driveway parking for two vehicles, an integral single garage, and a private rear garden.

With scope to extend further if required (subject to relevant permissions), this is a fantastic opportunity to secure a detached family home in a sought after residential setting. Early viewing is highly recommended to fully appreciate the space, flexibility and potential on offer.





## 26 Threaplands

### Location & Directions:

Threaplands is a modern and highly regarded residential development situated on the edge of Cleator Moor, offering a pleasant setting and easy access to the village centre. Cleator Moor provides a range of everyday amenities including local shops and primary schools. The property is ideally positioned for commuters, with straightforward access to Whitehaven and excellent transport links to the Sellafield site, one of the area's key employment centres. This makes the location particularly popular with professionals and families seeking both convenience and community. In addition, the western boundary of the Lake District National Park is just a short drive away, offering stunning scenery, walking routes and outdoor pursuits. From coastal walks to fell top adventures, the very best of Cumbria's natural beauty is within easy reach, perfectly balancing work, family life and leisure.

### Directions

The property can be located using either CA25 5HA or [W3W///causes.overnight.cowering](https://www.google.com/maps/place/CA25+5HA)

- **3 bed detached home in a quiet setting**
- **No onward chain**
- **EPC rating TBC**
- **Council Tax: Band D**
- **Tenure: Freehold**



## ACCOMMODATION

### Hallway

10' 2" x 12' 7" (3.11m x 3.84m)

Approached via part glazed entrance door with small window to front, stairs leading to first floor accommodation and radiator.

### Lounge

10' 6" x 17' 6" (3.19m x 5.34m)

Bright reception room with large window to front with lovely open aspect, gas fire set in traditional fireplace, radiator.

### Reception Room

8' 3" x 17' 1" (2.51m x 5.21m)

Second reception room, suitable as home office or playroom. Window to front elevation, radiator, door to garage.

### Dining Kitchen

17' 5" x 9' 1" (5.30m x 2.77m)

Located to the rear of the property with patio doors leading to the conservatory, the kitchen offers ample space for dining. The kitchen itself is fitted with a range of matching wooden wall and base units with contrasting worksurfacing, incorporating a 1.5 bowl stainless steel sink and drainer unit. Integrated oven, with electric hob and extractor over. Space for fridge/freezer, storage cupboard, window overlooking the garden to the rear and radiator.

### Sun Room

9' 2" x 8' 9" (2.79m x 2.67m)

Of dwarf wall construction, with windows to 3 elevations, patio doors leading out to the gardens, warm roof, wood effect flooring.

### WC

3' 1" x 6' 2" (0.95m x 1.89m)

Fitted with low level WC, small wash hand basin and radiator.



## FIRST FLOOR LANDING

2' 11" x 11' 7" (0.89m x 3.54m)

Loft access, storage cupboard, doors to bedrooms and shower room.

## Bedroom 1

10' 9" x 12' 6" (3.28m x 3.80m)

Double bedroom with window to front elevation with open views, fitted wardrobes, radiator and door to ensuite shower room.

## Ensuite Shower Room

7' 3" x 4' 5" (2.21m x 1.35m)

Fitted with white 3 piece suite comprising low level WC, wash hand basin, tiled shower enclosure with mains shower. Part tiled walls, obscured window and small radiator.

## Bedroom 2

10' 8" x 11' 1" (3.24m x 3.38m)

Double bedroom with window to rear and radiator.

## Bedroom 3

8' 1" x 8' 6" (2.47m x 2.59m)

Window to rear, radiator.

## Shower Room

6' 4" x 6' 5" (1.92m x 1.95m)

Fitted with white 3 piece suite comprising low level WC, wash hand basin and corner shower with mains shower. Part tiled walls, obscured window and radiator.





## EXTERNALLY

### Garden

The property benefits from a large enclosed garden to the rear. The garden is mainly lawned with a paved patio area.

### DRIVEWAY

2 Parking Spaces

There is driveway parking to the front of the property for 2 cars.

### GARAGE

Single Garage

The property benefits from an integral garage, with up and over door, power and light.





Floor 0

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

1186 ft<sup>2</sup>

110 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.

GIRAFFE 360

## 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 (Napthens 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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