



13 Rheda Close, Frizington, CA26 3TB

Guide Price **£325,000**

PFK

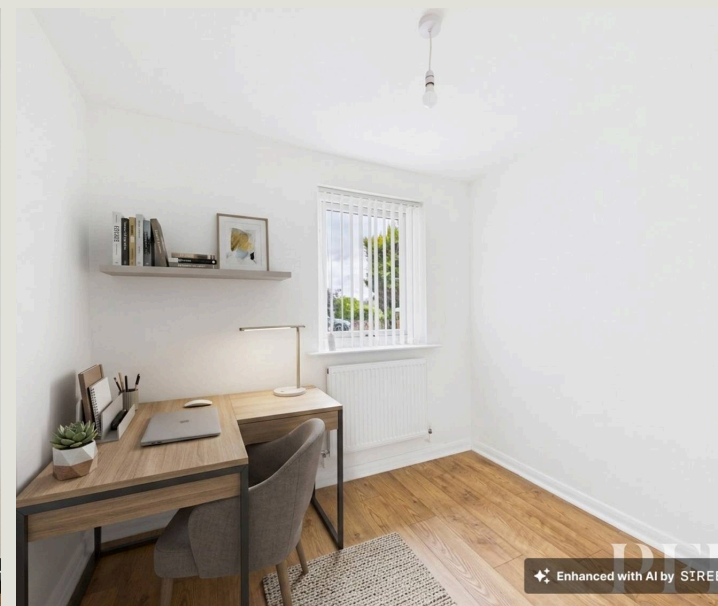
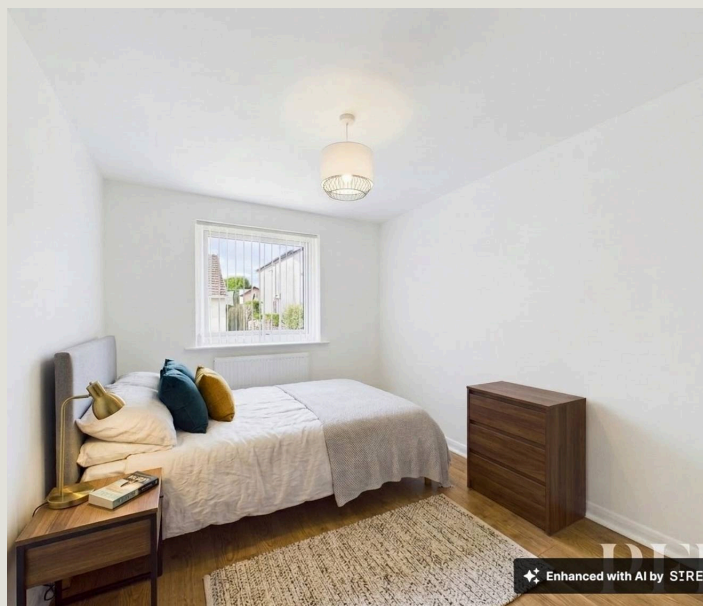
13 Rheda Close

The Property:

Offered for sale with no onward chain, this beautifully renovated four bedroom detached bungalow is situated within a quiet and highly sought after cul-de-sac setting on the edge of Frizington. Finished to an impressive standard throughout, the property offers spacious and versatile accommodation perfectly suited to a wide range of purchasers including families, couples relocating to the area or those seeking comfortable retirement living without compromising on space. The accommodation comprises a welcoming entrance hallway, spacious lounge and a stunning modern dining kitchen complete with integrated appliances. The four bedrooms provide excellent flexibility and could easily be utilised as additional reception space, a home office or hobby room depending on individual requirements. A contemporary family bathroom and separate shower room further enhance the practicality of this superb home.

Externally, the property benefits from an integral garage, driveway parking and low maintenance gardens to the front and sides. Positioned within a peaceful residential location yet conveniently placed for village amenities, access to Ennerdale and the surrounding Lakeland fells, the property is also ideal for commuters with excellent access to Sellafield and other major employment centres.

A fantastic opportunity to acquire a turn-key home in a desirable setting.





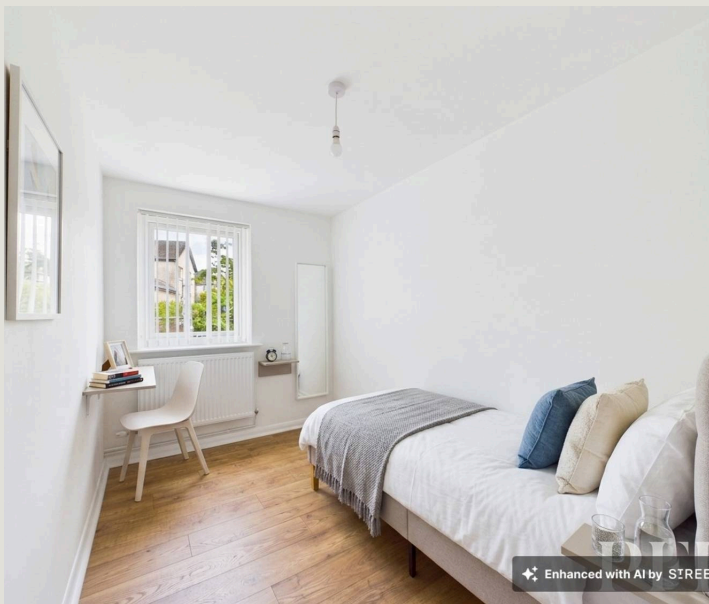
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Location & Directions:

Rheda Close is a popular residential setting situated on the edge of Frizington, a well placed village offering a range of everyday amenities including shops, schools, pubs and transport links. The stunning Ennerdale valley and surrounding Lakeland fells are just a short distance away, providing excellent walking, cycling and outdoor opportunities. The location is also particularly convenient for commuters with straightforward access to Sellafield and other major employment centres across west Cumbria.

Directions

The property can be located using either CA26 3TB or W3W///forehand.slung.makeup



- 4 bed det bungalow on quiet cul-de-sac
- Completely renovated throughout to a high standard
- No onward chain
- Tenure: Freehold
- Council Tax: Band C
- EPC rating C

ACCOMMODATION

Entrance Hallway

Approached via modern composite door. Loft access, radiator, laminate wood flooring, doors to accommodation. Access into garage.

Lounge

16' 1" x 11' 7" (4.91m x 3.52m)

Bright reception room with windows to front and side elevations, radiator, laminate wood flooring.

Dining Kitchen

16' 1" x 10' 7" (4.91m x 3.22m)

Fitted with a range of contemporary matching wall and base units, with contrasting work surfacing incorporating a 1.5 bowl sink and drainer unit. Integrated appliances including electric oven and microwave at eye level, fridge/freezer and washing machine. Window to side elevation, space for dining table, laminate wood flooring, part glazed UPVC door leading outside.

Shower Room

6' 0" x 7' 1" (1.84m x 2.17m)

Fitted with modern white suite comprising close coupled WC, wash hand basin and corner shower cubicle with mains shower, PVC panelled splashback, obscured window, chrome radiator and storage cupboard.

Bathroom

6' 2" x 7' 2" (1.89m x 2.19m)

Fitted with modern 3 piece suite comprising close coupled WC, wash hand basin and panelled bath with mains shower over and PVC panelled splashback, obscured window, chrome radiator and storage cupboard.

Bedroom 1

8' 11" x 11' 4" (2.72m x 3.45m)

Double bedroom with window, laminate wood flooring and radiator.



Bedroom 2

9' 7" x 11' 4" (2.92m x 3.45m)

Double bedroom with window, radiator and laminate wood flooring.

Bedroom 3

10' 2" x 6' 8" (3.09m x 2.02m)

Window, radiator, laminate wood flooring.

Bedroom 4

8' 6" x 7' 4" (2.60m x 2.24m)

Window, radiator, laminate wood flooring.

EXTERNALLY

Garden

The property benefits from low maintenance lawned gardens to the front and sides.

Driveway

1 Parking Space

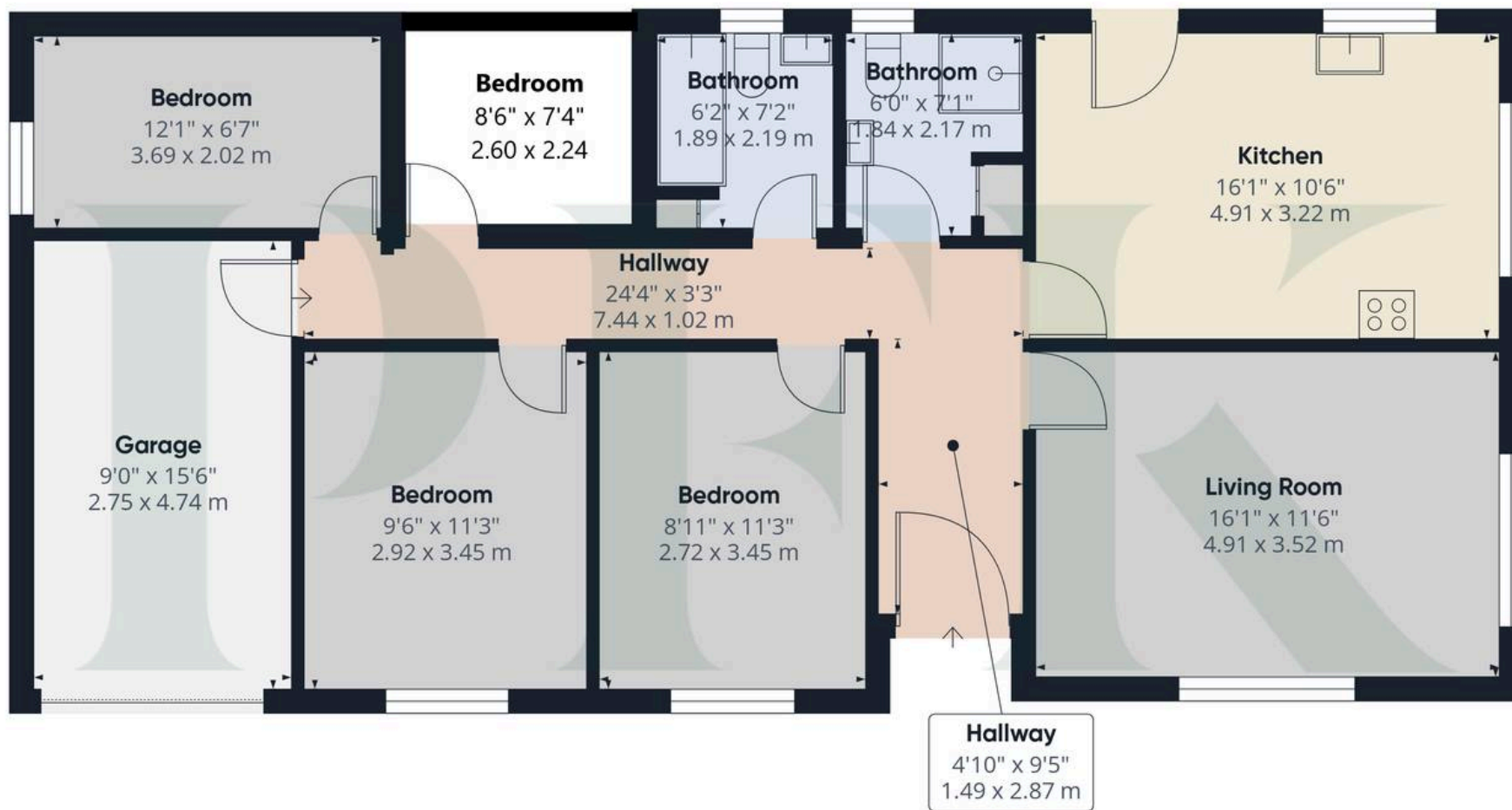
There is driveway parking to the front of the property for 1 car.

Garage

Single Garage

2.75m x 4.74m Integral garage with up and over door, power and light. Also houses the gas boiler.





Approximate total area⁽¹⁾

1021 ft²
94.9 m²

(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

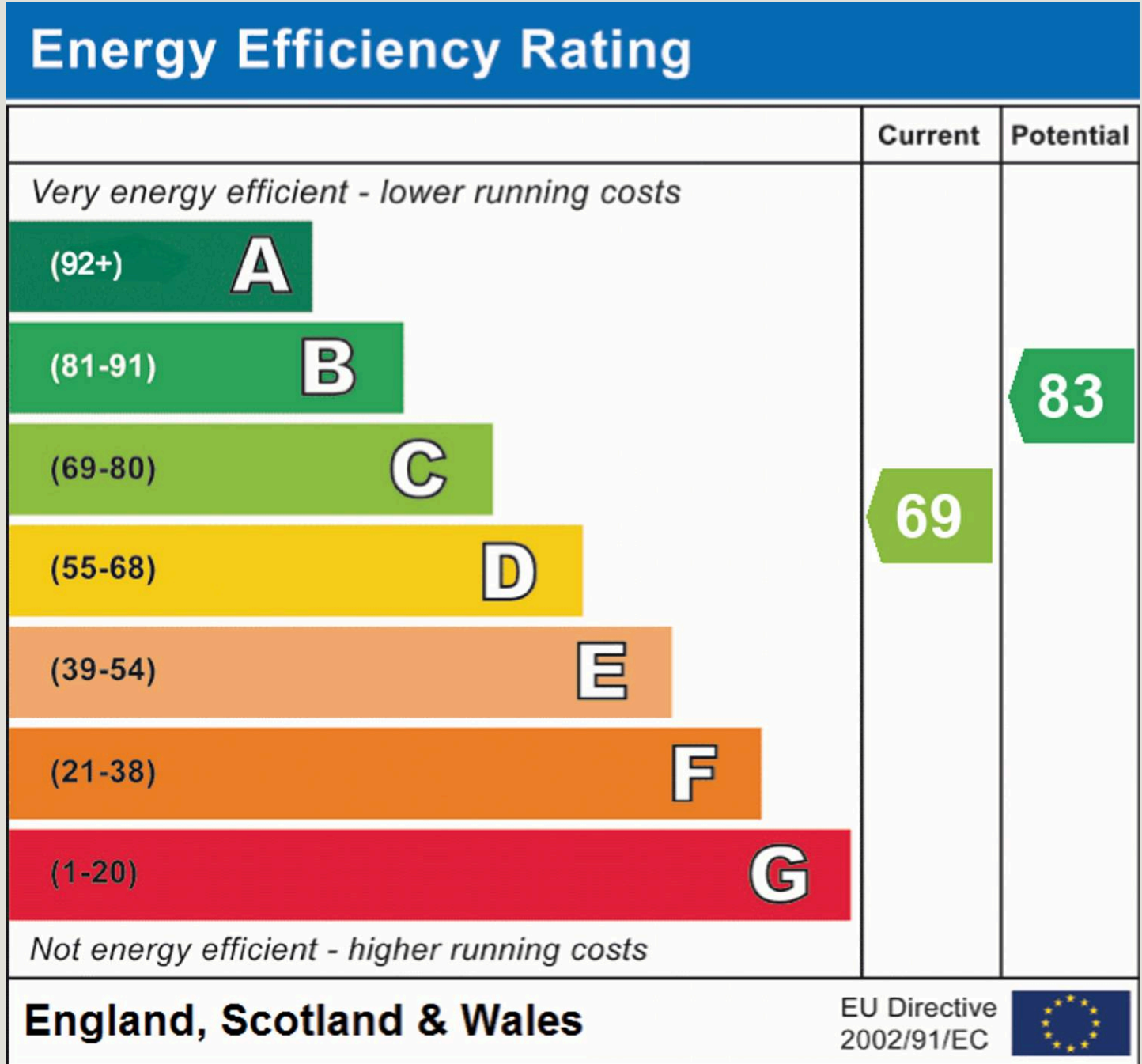
Services

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 (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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