

Mabel Wood Close, Great Clifton, Workington, CA14 1BF

£325,000

Council Tax Band: D



Looking for the perfect family home? This could be the one.

Located on a quiet residential estate on the edge of the village of Great Clifton, this spacious, detached property certainly ticks a lot of boxes.

The property is set back from the road by an attractive garden, and a paved driveway with parking for up to 4 vehicles. The integrated garage offers additional secure parking.

The ground floor is dominated by two large living spaces. The kitchen diner extends to the full width of the property and is perfect for family get-togethers. Patio doors to the private rear garden further extends the useable space.

The equally spacious lounge benefits from lots of natural light from both elevations, and also has direct access to the garden. An attractive hallway ties the two rooms together, and also contains an essential, ground floor toilet, as well as internal access to the garage.

The double height landing with skylight adds a further touch of class to this already impressive home.

The master bedroom has a good-sized ensuite, and built-in wardrobes, while the three other double bedrooms offer comfortable accommodation for all the family.

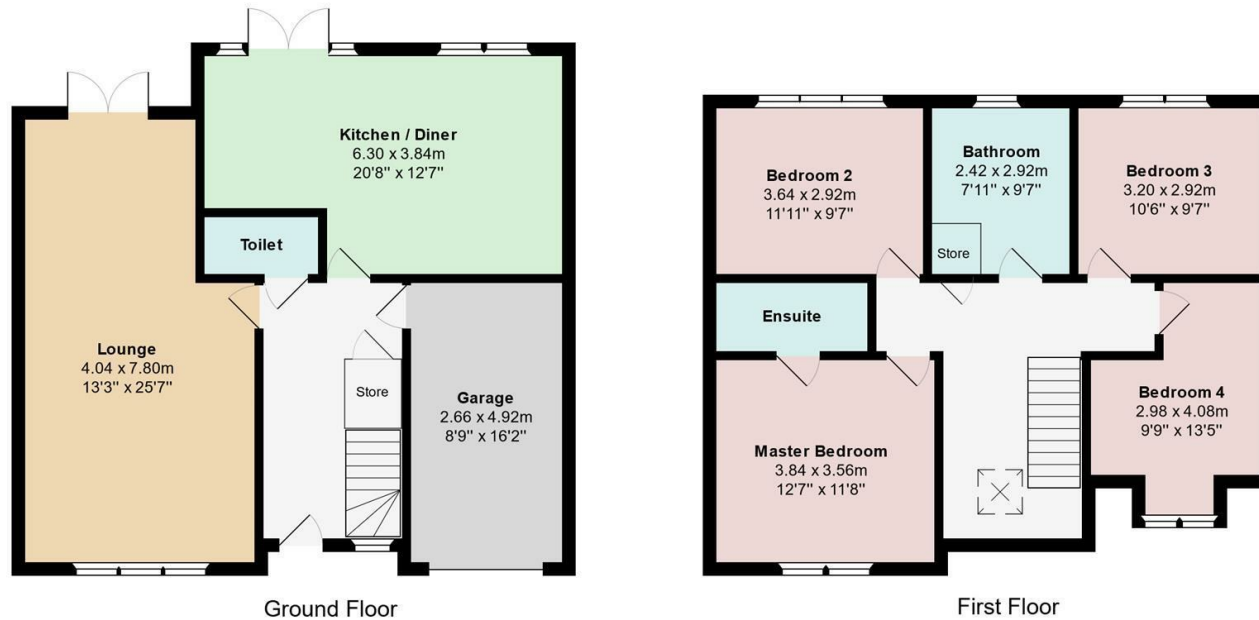
Constructed just thirteen years ago, and sited on a generous plot, this high quality property offers so much more than most new builds. With high quality space throughout and in such a great location, early viewing is highly recommended.



Open House West Cumbria

Floor Plans: 46 Mabel Wood Close, Great Clifton

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	