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"For Sales In The Dales"

1 Croglam Park, Kirkby Stephen



- Spacious Semi-Detached Dormer Bungalow
- Quiet Location
- Large Dining Kitchen
- 3 Double Bedrooms
- Large Living Room With Fireplace
- Utility/ Study
- Ground Floor Shower Room & Family Bathroom
- Garage & Shed
- Off Road Parking for 4 Cars
- Gardens To Front & Rear
- Excellent Family Home

Guide Price: £325,000 - £350,000



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1 Croglam Park, Kirkby Stephen

DESCRIPTION

1 Croglam Park is a semi detached dormer bungalow on a quiet cul de sac in the popular market town of Kirkby Stephen.

Croglam Park is a small development of just six properties consisting of bungalows and dormer bungalows, located on the edge of town within walking distance of shops.

Kirkby Stephen is only ten miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Appleby and the Lake District. The scenic Settle to Carlisle Railway is on the doorstep and the Coast to Coast and Lady Ann footpaths run through the town. Kirkby Stephen has highly regarded primary and grammar schools as well as a good range of shops, restaurants & pubs, church & chapel and doctor's surgery. There is still a weekly outdoor market and an agricultural auction mart.

The accommodation is spacious and offers flexibility over two floors. On the ground floor the front porch leads straight into the hall way. There is a family sized dining kitchen and recently built extension which has created an ideal rear hall/ utility or even work from home space, this space has direct access to the rear garden. There is a large sitting room with gas fire and patio doors out to the rear garden. On the ground floor is a good double bedroom and shower room. Upstairs are a further two good double bedrooms and a family bathroom.

The property is in excellent decorative order and is very well presented. The property benefits from having gas fired central heating and double glazing throughout.

Externally, is a low maintenance walled, front garden with borders steps up to the front door. To the rear is an enclosed lawn garden with access to the side. There is a large, detached garage and shed and parking for at least four vehicles.

GROUND FLOOR

FRONT PORCH 4' 9" x 4' 3" (1.45m x 1.3m) Fitted carpet. Coved ceiling. Meter cupboard. Small window to side. Front door.

HALLWAY 11' 6" x 11' 2" (3.51m x 3.4m) Large hall way. Fitted carpet. Stairs. Under stairs storage cupboard. Radiator. Telephone point. Door to front porch.

DINING KITCHEN 14' 3" x 11' 6" (4.34m x 3.51m) Large welcoming kitchen. Fitted carpet. Good range of oak wall and base units with granite effect worksurface. Integrated electric oven and ceramic hob with a extractor hood. Plumbing for washing machine and dishwasher. 1 1/2 bowl stainless steel sink. Gas boiler. Alcove. Radiator. Window to the front.

REAR ENTRANCE HALL 10' 11" x 7' 5" (3.33m x 2.26m) Recently built extension creating an ideal entrance porch / utility room. This would also be an ideal work from home space if required. Tiled flooring. Coved ceiling and downlighters. Two bespoke full height oak cupboards (one designed to house tumble dryer). Electric panel heater. Loft access. TV point. UPVC to kitchen & UPVC stable door ot rear. Two windows to front and side.

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LIVING ROOM 20' 1" x 12' 6" (6.12m x 3.81m) Very large, cosy living room. Fitted carpet. Coved ceiling. Corner marble fireplace with gas fire. Two radiators. TV point. Two windows, one to side and one to rear. Patio doors to rear garden.

BEDROOM ONE 12' 11" x 12' 6" (3.94m x 3.81m) Large, ground floor bedroom. Fitted carpet. Coved ceiling. TV and telephone point. Radiator. Window overlooking rear garden.

SHOWER ROOM 11' 6" x 7' 0" (3.51m x 2.13m) Ground floor shower room. Fitted carpet. Coved ceiling. Fully tiled walls. Shower cubicle. WC. Wash basin set in vanity unit. Large airing cupboard with shelving. Mirror with light. Heated towel rail. Window to front.

FIRST FLOOR

LANDING Bright, airy landing. Fitted carpet. Very large built in cupboard with rail and shelving. Radiator. Loft access. Velux window to front.

BEDROOM TWO 15' 11" x 7' 2" (4.85m x 2.18m) Large double. Fitted carpet. Radiator. TV point. Two velux windows one to front and one to rear.

BATHROOM 9' 10" x 7' 8" (3m x 2.34m) Good size bathroom. Tiled walls. Laminate flooring. Bath. Wash basin set in vanity unit. WC. Mirror, shaver point and light. Radiator. Velux window to rear.

BEDROOM THREE 15' 9" x 13' 6" (4.8m x 4.11m) Double bedroom Fitted carpet. Radiator. Recessed storage area. Window to side and velux window to front.

OUTSIDE

FRONT GARDEN Front garden with lawn and borders and flagged pathway to side and rear garden.

REAR GARDEN Enclosed, rear garden with flagged patio and wooden fence and gate leading on to lawn. To the rear of the garage is a flagged patio area allowing access to the shed, garage and parking area.

GARAGE 18' 5" x 11' 5" (5.61m x 3.48m) Good size detached garage. Power. Electric up and over garage door. Personnel door to side. Window.

SHED Lean to timber shed adjoining the garage. Personnel doors to front and rear.

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PARKING

Tarmac parking area providing ample parking for four cars. Parking is premium in town and could be leased to neighbours if not needed by new owners.

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	C. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

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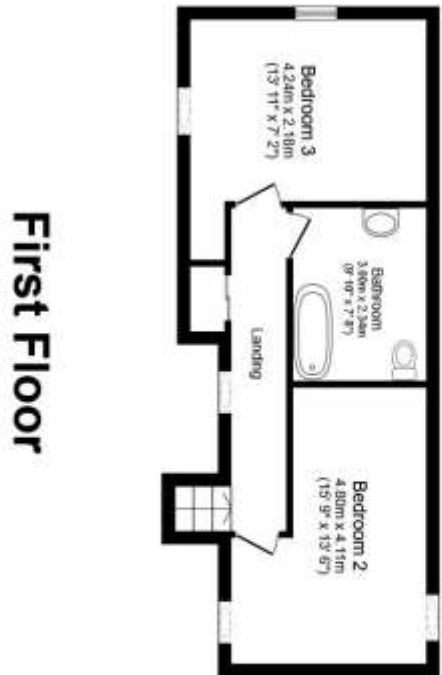
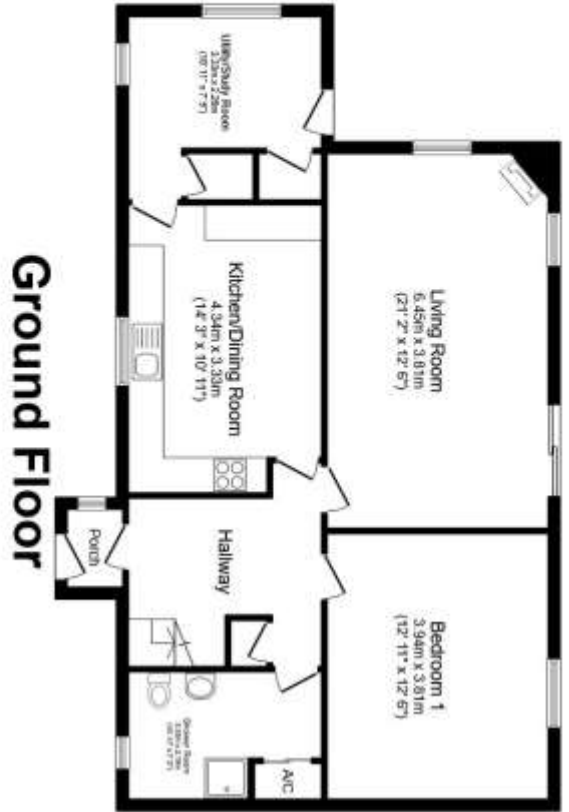
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ENERGY PERFORMANCE CERTIFICATE

Property: 1 Croglam Park, Kirkby Stephen, Cumbria, CA17 4SF

Energy Efficiency Rating Current 73 Environmental Impact Rating Current 0

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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