



63 Church Meadows, Great Broughton, CA13 0LE

Guide Price **£215,000**

PFK

63 Church Meadows

The Property

If you're looking for that perfect young family or starter home, then look no further than 63 Church Meadows, a comfortable fully renovated three bed detached, with modern kitchen and bathroom, and an excellent position in this sought after, family friendly village!

The accommodation is light, airy and well presented, comprising; lounge with multifuel stove and double doors to the dining kitchen - with integral appliances and space for a four person table, as well as French doors to the garden, downstairs cloakroom/WC, two well proportioned double bedrooms, one with fitted wardrobes, a spacious single bedroom and contemporary bathroom with shower over bath.

Externally there's a small lawn to the front, driveway parking for two cars, a detached garage and an easy to maintain yet colourful rear garden with lawn, patio and mature borders.

Family homes of this standard are hard to find, so an early inspection is a must to avoid missing out.





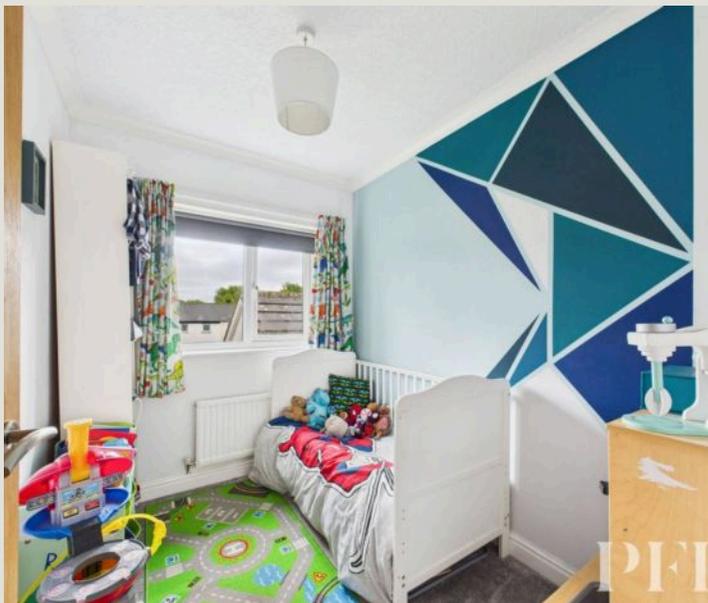
63 Church Meadows

The Location & Directions

Great Broughton is one of the larger villages around Cockermouth and offers a range of facilities including schools, shops, a post office, churches and public houses. The village is in an elevated position with easy access to the A66, the west coast and the Lake District National Park.

Directions

From Cockermouth, take the A66 in a westerly direction and after approx. 2 miles, turn right for Great Broughton. Follow the road up to the village, bear right for 'Little Broughton', then turn left into Ghyll Bank. Take the second left into Church Meadows and follow the road, taking the second left turn, the property can then be found on the right.



- Three bed detached
- Fully renovated & beautifully presented
- Detached garage & lovely garden
- Popular family friendly estate
- Sought after village
- Tenure: Freehold
- Council Tax: Band C
- EPC rating D

ACCOMMODATION

Entrance Porch

Accessed via UPVC door with double glazed inserts, wooden internal doors to cloakroom/WC and lounge.

Cloakroom

Ground floor cloakroom with WC and wash hand basin with built in storage unit.

Lounge

13' 10" x 12' 4" (4.21m x 3.75m)

Front aspect room with decorative coving, multifuel stove with slate tiled hearth, stairs to the first floor with built in storage cupboard, internal glazed double doors giving access to the dining kitchen.

Dining Kitchen

8' 10" x 14' 11" (2.70m x 4.55m)

Rear aspect room with French doors leading to the garden. Kitchen comprises a range of base and wall units in a contemporary dark blue finish with white quartz effect counter top and tiled splash backs. Integrated combination oven/grill with four burner countertop mounted ceramic hob, brick effect splashback and with integral extractor over. 1.5 bowl composite sink with drainage board and mixer tap, integral dishwasher and fridge freezer, dining space for a four person table, tiled flooring.

FIRST FLOOR LANDING

With built in storage cupboard, loft access hatch, and side aspect window.

Bedroom 1

10' 0" x 8' 8" (3.05m x 2.63m)

Front aspect double bedroom with built in wardrobes.



Bedroom 2

11' 5" x 8' 7" (3.47m x 2.62m)

Rear aspect double bedroom.

Bedroom 3

8' 0" x 6' 5" (2.45m x 1.96m)

Rear aspect single bedroom.

Bathroom

5' 9" x 6' 4" (1.75m x 1.93m)

Front aspect room with mains powered shower over bath, WC and wash hand basin in built in vanity unit. Tiled splashback and vertical heated towel rail.

ADDITIONAL INFORMATION

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 : Napthens 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.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





EXTERNALLY

Front Garden

Small lawned area with shrubbery border.

Rear Garden

An easy to maintain rear garden laid to patio and lawn with mature perennial borders.

DRIVEWAY

2 Parking Spaces

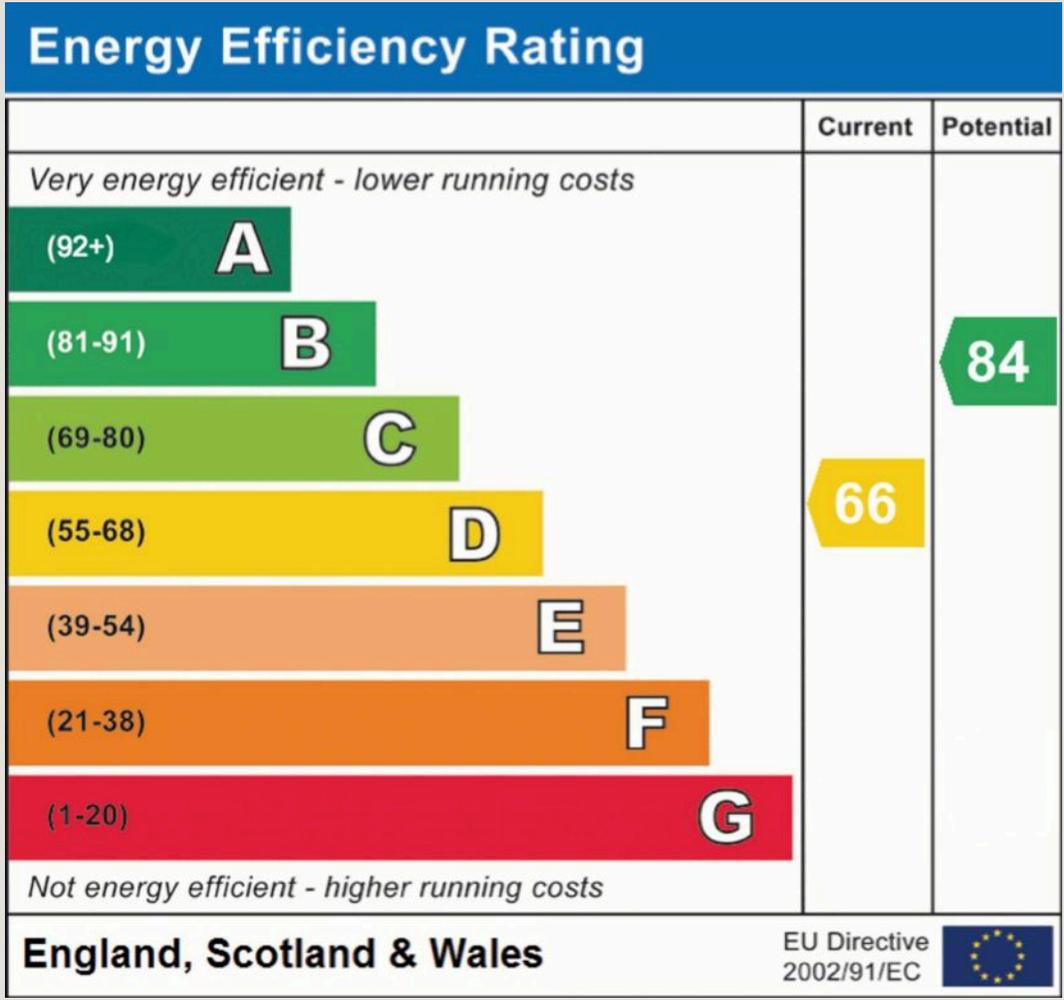
Parking for two cars on the drive.

GARAGE

Single Garage

Detached garage with up and over door.







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