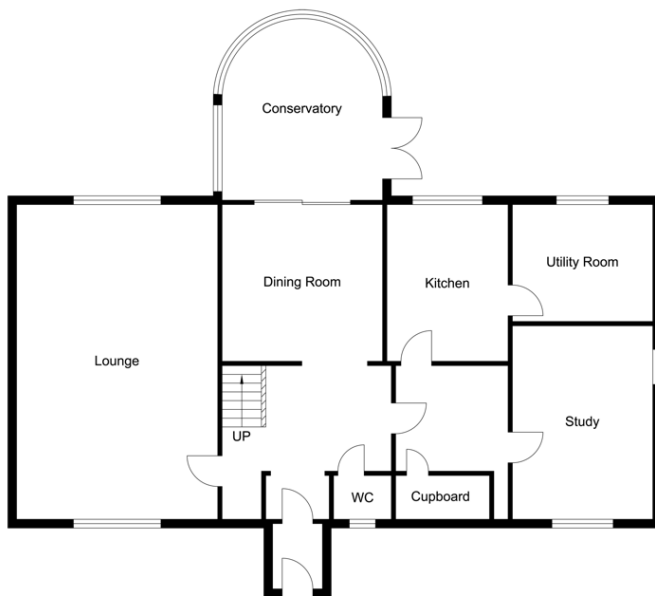


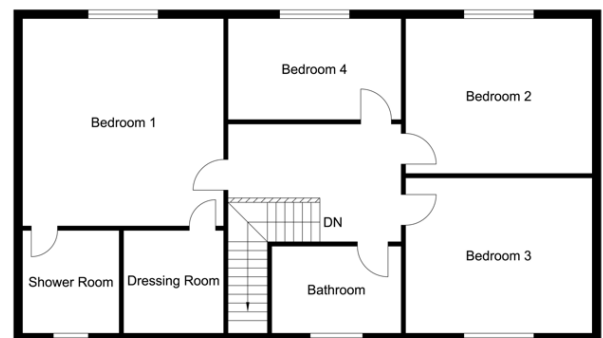


Park Fell House

Park Lane, Alston, Cumbria



Ground Floor



First Floor

Offers In The Region Of: £425,000

01434 601616
46 Priestpopple, Hexham NE46 1PQ

**ROOK
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Park Fell House

Alston, Cumbria

We welcome to the sales market this wonderfully appointed four bedroom detached home located on the very sought after Park Lane. The property offers spacious and versatile rooms throughout, front and rear gardens, a large driveway secured with double gates and a double garage.

Porch

1.49m x 1.94m (5'0 x 6'4)

A pleasant entrance porch with space for storage.

Entrance Hallway

2.99m x 5.65m (9'10 x 18'6)

A large central entrance hallway providing access to all principal rooms and to the first floor.

WC

1.52m x 1.48m (5'0 x 4'10)

A useful downstairs WC adjacent to the entrance porch.

Living Room

4.60m x 7.19m (15'1 x 23'7)

A lovely, bright room with windows to the front and rear overlooking gardens and a pretty feature fireplace.

Dining Room

3.58m x 3.93m (11'9 x 12'11)

A good size formal dining or second reception room with access to the sun room.

Sun Room

4.15m x 3.67m (13'7 x 12'0)

A large, well maintained sun room with stunning views of the garden and doors leading onto the patio area.

Kitchen

2.78m x 3.49m (9'1 x 11'5)

A good range of quality wall, base and floor units, integrated oven, fridge and dishwasher.

Utility

3.21m x 2.67m (10'6 x 8'9)

Plumbed for all utilities and provides access to the rear garden.

Study

2.44m x 2.70m (8' x 8'10)

A versatile room that was used a study but could be a fifth bedroom or games room.



To the First Floor:

Landing:

A spacious central landing provides access to the first-floor rooms.

Bedroom One

4.74m x 4.95m (15'6 x 16'3)

A spacious master bedroom with a lovely view of the rear garden and surrounding countryside. This room offers an en-suite shower room and a dressing room.

En suite 2.43m x 2.21m (8'0 x 7'3)

Dressing room 2.23m x 2.43m (7'0 x 8'0)

Bedroom Two

4.27m x 3.54m (14'0 x 11'7)

A lovely room overlooking the rear garden.

Bedroom Three

4.28m x 3.00m (14'0 x 9'11)

A spacious and bright room with dual aspect windows.

Bedroom Four

3.96m x 2.51m (13'0 x 8'3)

A bright room, again overlooking the rear of the property.

Externally

The property benefits from a generous plot with front and rear gardens which are mainly laid to lawn complimented by a stunning range of mature shrubs, well stocked borders and multiple patio areas for outdoor furnishings and alfresco dining.

Garage:

Large double garage with storage and power. There is also a large driveway providing parking for multiple vehicles.

We advise early inspection to appreciate just what is on offer. Please call us to arrange your viewing or for more information – 01434 601616

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: F

EPC Rating: D

HX00005890/KW/KW/12/04/2023/V1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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