J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4SS

4 Quarry Close

Guide Price £355,000 - £385,000 | 4 | D

AT A GLANCE

- Recently Renovated & Extended Detached Family Home
- High-Spec Finish throughout, with Quality Fixtures & Fittings
- Four Bedrooms – Three Doubles & One Single
- Newly Fitted Kitchen & Separate Utility
- Spacious Living Room
- Bathroom & Downstairs WC
- Driveway Parking For 2/3 Cars Plus Garage
- New Plumbing & Worcester Boiler, with Upgraded Electrics
- Generous Wraparound Gardens With South-Facing Patio
- Offered Chain Free

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THE PROPERTY

Recently Renovated & Extended Detached Family Home

4 Quarry Close is an impressive detached family home, which has been fully renovated to a high standard, creating a stylish and comfortable property ready for its next owners to enjoy.

Offered to the market chain free, the property benefits from new electrics, plumbing and a Worcester boiler, together with new flooring throughout and contemporary oak doors. Offering spacious and versatile accommodation, this beautifully updated home combines modern finishes with practical family living.

Quarry Close is a small and peaceful development situated on the outskirts of Kirkby Stephen, a thriving market town in Cumbria, ideally positioned just outside the Yorkshire Dales National Park. The town offers an appealing blend of countryside charm and everyday convenience, with a welcoming community and a good range of local amenities, including well-regarded primary and grammar schools, independent shops, pubs, restaurants, a doctor's surgery, places of worship and a traditional weekly outdoor market, together with an auction mart. The surrounding area is particularly attractive to outdoor enthusiasts, with beautiful countryside, scenic walking routes and the famous Coast to Coast walking trail nearby. The Settle to Carlisle Railway provides a picturesque rail connection through some of the region's most spectacular landscapes, while Junction 38 of the M6 is approximately 10 miles away, offering convenient road links to Kendal, Penrith, Appleby and the wider Lake District.

The heart of the home is the newly fitted kitchen, which opens into a superb new extension providing a bright and welcoming living and dining area. Enjoying a southerly aspect, this attractive space benefits from an abundance of natural light, with patio doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. The property also offers a good-sized separate living room, providing a comfortable space in which to relax, together with a useful utility room and a convenient understairs cloakroom.

To the first floor, there are four bedrooms, comprising three generous double bedrooms and a single bedroom, offering flexibility for family accommodation, guests or a home office. The newly fitted family bathroom is well-appointed, featuring both a bath and a separate shower, providing practicality and convenience for modern living.

Externally, the property occupies a generous plot within this peaceful residential development. A driveway provides parking for approximately two to three vehicles, complemented by a garage offering additional storage or secure parking. The wraparound gardens provide plenty of outdoor space to enjoy, while the south-facing patio is ideally positioned for outdoor dining, entertaining and relaxing in the sunshine.

With its comprehensive renovation, spacious and versatile accommodation, superb extended living space, generous gardens, ample parking and chain-free status, 4 Quarry Close presents an excellent opportunity to acquire a beautifully updated detached home in a peaceful setting, close to the amenities of Kirkby Stephen and the outstanding countryside of the surrounding area.

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GALLERY

Every room, inside and out














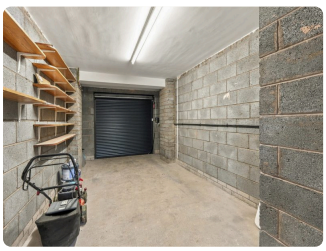


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GALLERY





High-Spec Finish throughout, with Quality Fixtures & Fittings

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Newly fitted carpet. radiator. Window to front.

Living Room

Newly fitted carpet. Radiator. Feature brick fireplace. Window to front.

Cloakroom

Vinyl flooring. Radiator. Partially tiled wall. Washbasin. WC.

Kitchen/Living & Dining Area

Lovely spacious light room. South facing. Newly laid vinyl flooring. Radiator. Great range of wall and base units. Fabulous integrated Hotpoint triple oven with grill. Electric hob with extractor fan above. Composite sink and drainer. Integrated dishwasher. Window to rear. Newly fitted kitchen opens up to a new extension living/dining area with newly laid vinyl. Radiator. 2 windows overlooking rear garden. Double patio doors.

Utility

Newly laid vinyl flooring. Partially tiled walls. Heated towel rail. Base units. Plumbing for washing machine. Composite sink and drainer. Window to rear garden. Door to side. Integral door to garage.

02 FIRST FLOOR

Stairs & Landing.

Newly fitted carpet. Loft hatch.

Bedroom 1

Good double bedroom. Newly fitted carpet. Radiator. Window to rear.

Bathroom

Newly fitted bathroom suite. Newly laid vinyl flooring. Partially tiled walls. Heated towel rail. Bath. WC. Washbasin in vanity unit. Separate shower cubicle with rainfall shower. Frosted window to rear.

Bedroom 2

Front double bedroom. Newly fitted carpet. Radiator. Built in wardrobes. Loft hatch. Window to front.

Bedroom 3

Front double. Newly laid fitted carpet. radiator. Window to front.

Bedroom 4

Front single bedroom. Newly fitted carpet. Radiator. Window to front.

03 OUTSIDE

Garage

Good size garage. Electric roller door. Power and light. Brand new Worcester gas central heating boiler. Consumer unit. Shelves.

Front Garden

Wrap around garden laid to lawn. Flagged path. Gravel area with well established shrubs.

Parking

Private driveway with parking for 2 vehicles.

Rear Garden

South facing. Mainly laid to lawn. Patio seating area and garden path. Well established shrubs.

04 AGENTS NOTES

Material Information

Mains gas, electricity, water and drainage. Flood risk noted as very low. Braodband: Basic 17 Mbps. Superfast 80 Mbps. Ultrafast 1800 Mbps. Newly renovated and extended house by a reputable local builder.

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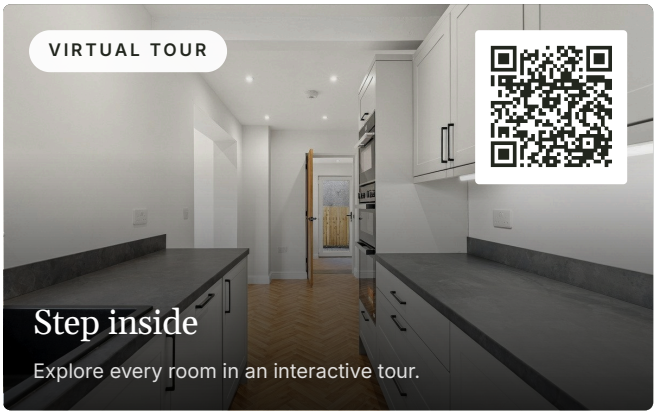
ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 26th September 2018

PDF · 0.12 MB

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 4 Quarry Close properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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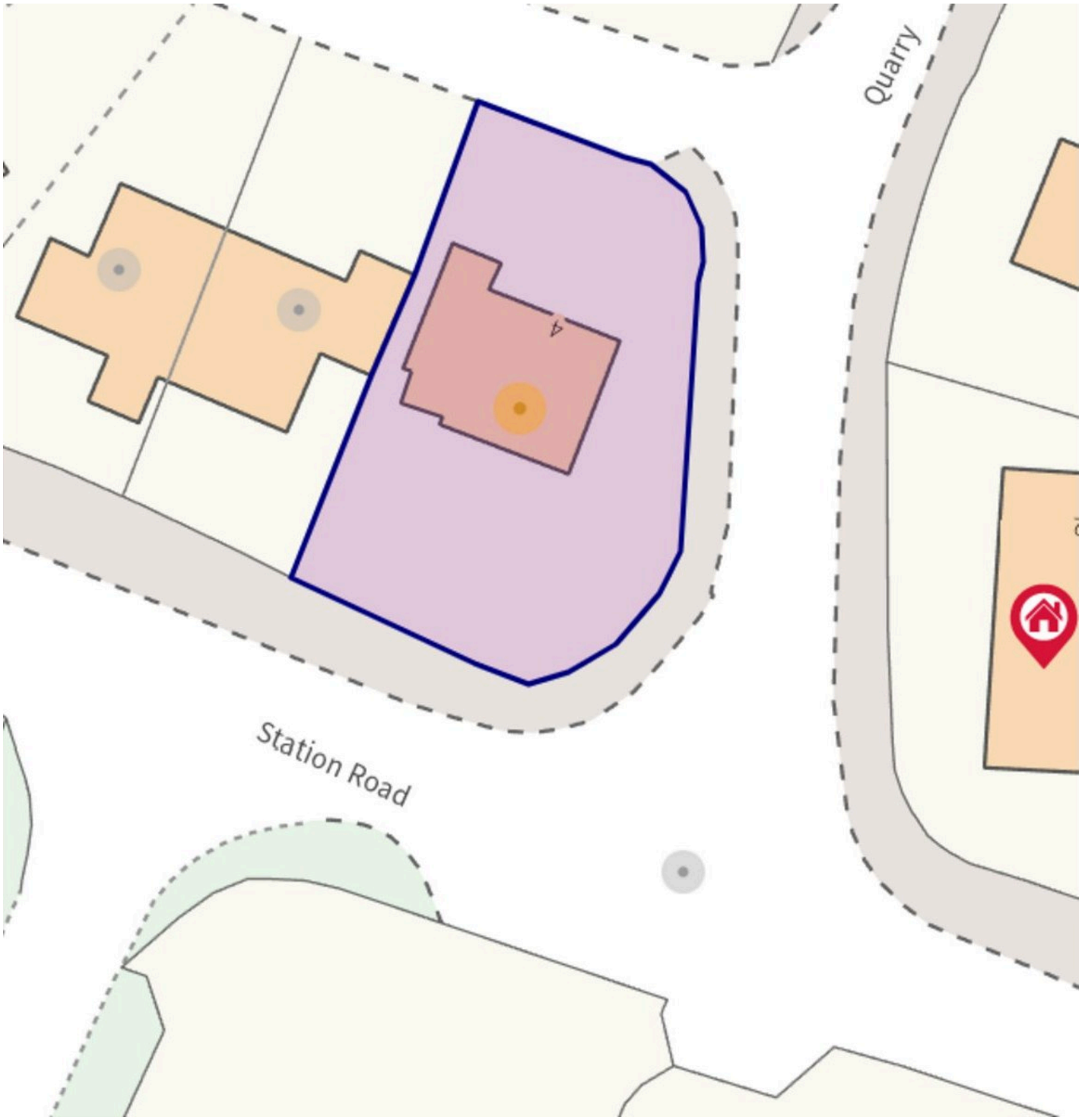

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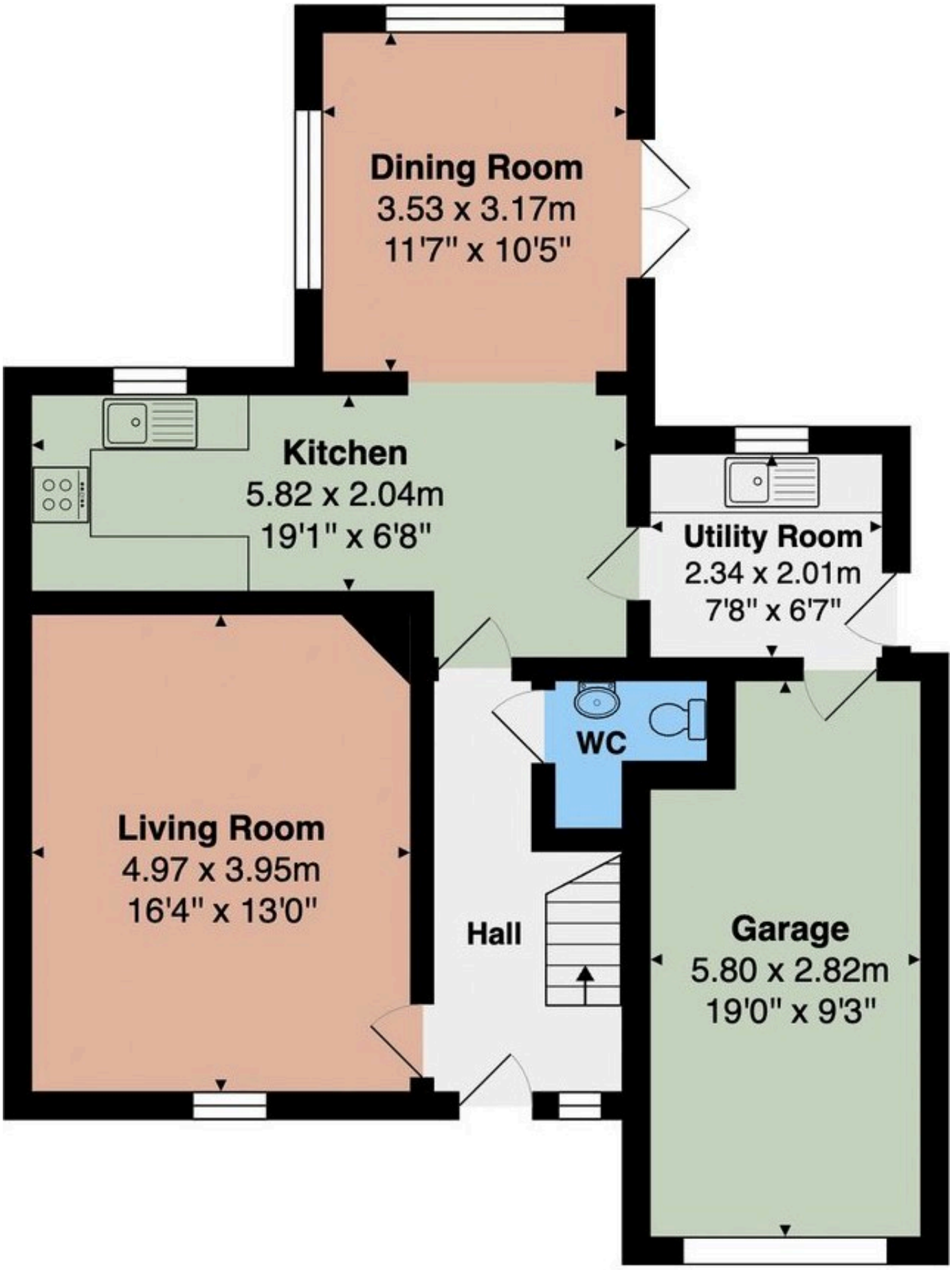

Ground Floor

Area: 63.5 m² ... 684 ft²

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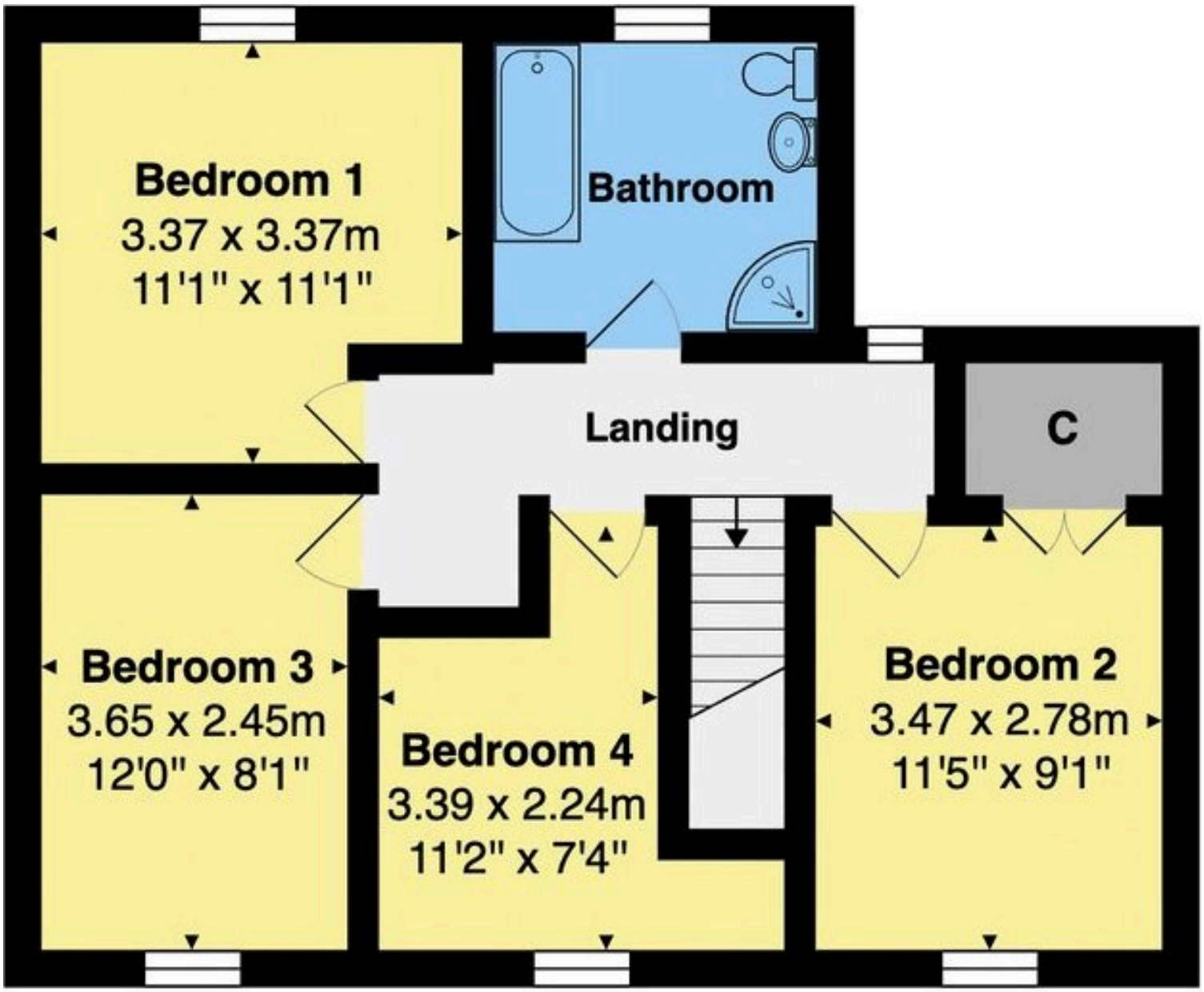

First Floor

Area: 58.2 m² ... 626 ft²

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