

STAMP  
DUTY  
PAID



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PAID  
...no, seriously!

Don't miss out – enquire now

## Plot 66, The Eden - Farries Field, Stainburn

- Open plan kitchen/dining area with breakfast bar
- Utility room and cloakroom
- Family bathroom with separate shower and bath
- Integral garage with Tegula block paved driveway
- uPVC anthracite coloured windows
- Fully integrated kitchen with appliances
- Four good-size family bedrooms
- Master bedroom with en-suite and dressing area
- Turfed gardens to the front and rear
- A 10 year LABC warranty

£329,500

**HUNTERS®**  
HERE TO GET *you* THERE

# Plot 66, The Eden - Farries Field, Stainburn

## DESCRIPTION

Big news! We'll cover the cost of your Stamp Duty up to £10,000 when you reserve this summer, giving you one less thing to worry about and a lot more to spend on the things that matter to you. You can find more details on the Genesis Homes website.

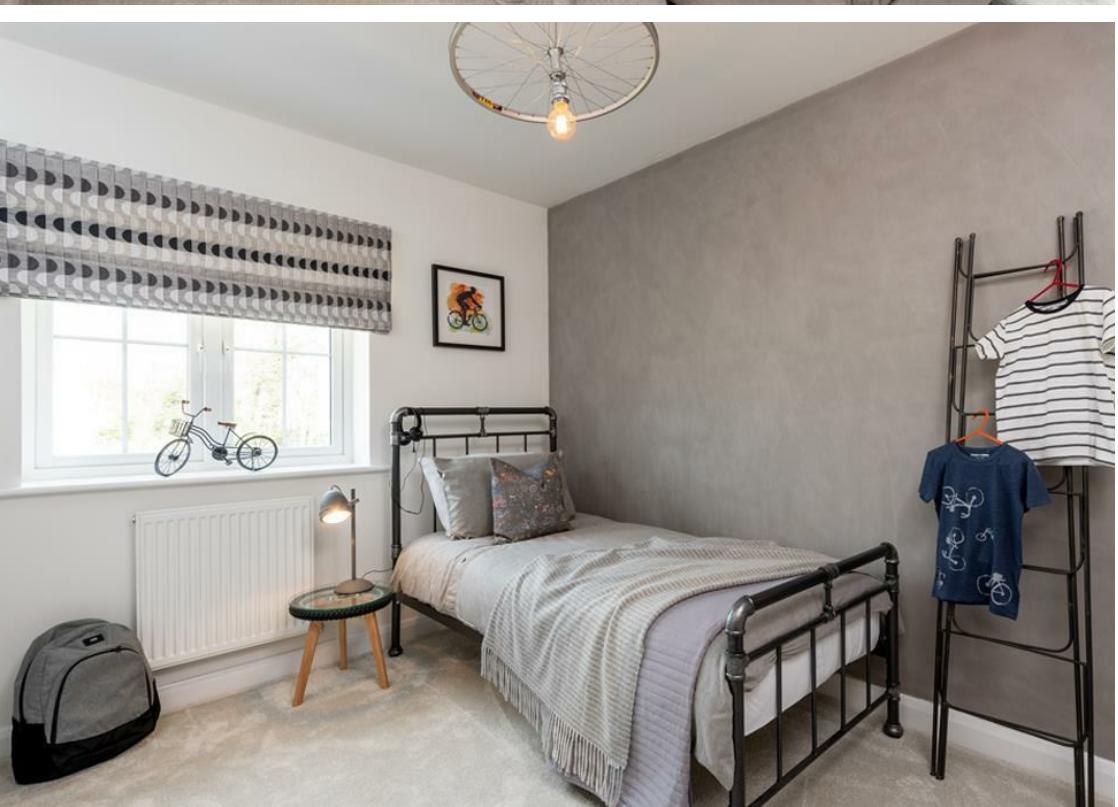
**ONLY TWO HOMES REMAINING** - This home includes an **UPGRADED** kitchen & large rear garden with open aspect.

A beautiful 4-bed detached home with integral garage, The Eden's design captures the essence of traditional house building and it's thoughtful design creates a desirable family home with plenty of space for families to grow and spend time together. An open-plan kitchen/dining area lends itself perfectly to being the heart of the home, with French doors that open out to the rear garden. A good-size lounge provides you with somewhere perfect for relaxing and entertaining. A utility room and WC completes the ground floor.

Upstairs, there are four bedrooms set around a central and a good-size family bathroom with both a bath and a separate shower. The master bedroom boasts an en-suite shower room as well as a coveted dressing area. Externally, there is an integral garage with a Tegula block paved driveway, turfed gardens to the front and rear. All our homes feature our signature uPVC anthracite coloured windows and French doors.

We are renowned for building stylish properties in desirable areas, and incorporating a high specification. The site is located on the north-eastern edge of Stainburn, 1.5 miles from Workington and allowing easy access to shops, services and amenities. We have committed to providing valuable green spaces, which also includes wildflower meadows and planting.







#### GROUND FLOOR

Garage	2660 x 5110 [ 8'-9" x 16'-9" ]
Hall	1980 x 4110 [ 6'-6" x 13'-6" ]
WC	1690 x 960 [ 5'-6" x 3'-2" ]
Kitchen/Dining	6440 x 3510 [ 21'-2" x 11'-6" ]
Utility	1680 x 2460 [ 5'-6" x 8'-1" ]
Lounge	3310 x 5240 [ 10'-10" x 17'-2" ]

#### FIRST FLOOR

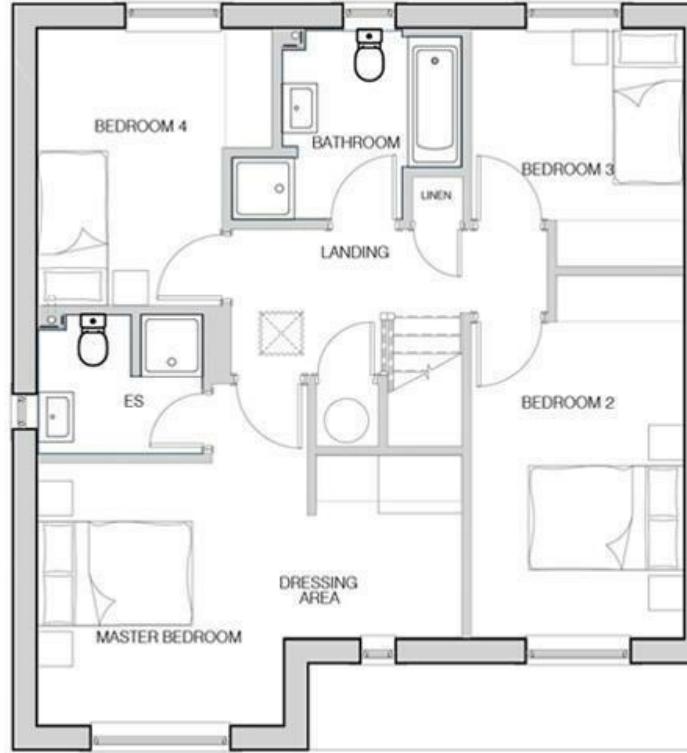
Master Bed	3440 x 4370 [ 11'-3" x 14'-4" ]
Walk-In	1890 x 2320 [ 6'-2" x 7'-7" ]
Bed 2	2700 x 4660 [ 8'-10" x 15'-3" ]
Bed 3	2690 x 3020 [ 8'-10" x 9'-10" ]
Bed 4	2980 x 3480 [ 9'-9" x 11'-5" ]
Bathroom	2950 x 2420 [ 9'-8" x 7'-11" ]

#### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.