



3 Threaplunds, Cleator Moor, CA25 5HA

Guide Price **£285,000**

PFK

3 Threaplands

The Property:

Occupying a prime position on the highly sought after Threaplands development on the edge of Cleator Moor, this impressive five bedroom semi detached home offers beautifully extended and exceptionally versatile accommodation, perfectly suited to modern family living. Set on a generous plot, the property benefits from a private enclosed rear garden, an additional area of lawn to the side, a driveway providing offroad parking, and an integral garage. The property also enjoys a wonderful open aspect to the rear with far reaching views towards the surrounding fells. The accommodation has been thoughtfully designed to provide both style and practicality, with well balanced living spaces throughout. An entrance porch leads into a welcoming hallway, giving access to a spacious lounge and a contemporary dining kitchen ideal for everyday family life. A second reception room, featuring patio doors opening onto the garden, provides further flexible living or entertaining space, while a convenient ground floor WC completes the layout.

To the first floor, the extension has created a superb dual aspect principal bedroom with its own ensuite, alongside a second generously sized bedroom also benefiting from ensuite facilities. Three further well proportioned bedrooms are served by a stylish family bathroom, making this an ideal home for larger or growing families.



3 Threaplands

The property continued....

Externally, the fully enclosed gardens offer a safe and private environment for families and children, with a combination of patio and lawned areas designed for both relaxation and outdoor enjoyment. This is a rare opportunity to acquire a substantial and well appointed family home in a desirable location, early viewing is highly recommended to fully appreciate all that is on offer.

- Beautifully extended 5 bed semi detached home positioned on popular estate
- 5 well proportioned bedrooms, including two with ensuite facilities
- Enclosed rear garden, additional side lawn offering potential for further extension (STPP) & open views
- Excellent location close to local amenities, schools, & employment centres
- Ideal for families
- Tenure: Freehold
- EPC rating C
- Council Tax: Band D





3 Threaplands

Location & Directions:

Threaplands is a modern and highly regarded residential development situated on the edge of Cleator Moor, offering a pleasant setting and easy access to the village centre. Cleator Moor provides a range of everyday amenities including local shops and primary schools. The property is ideally positioned for commuters, with straightforward access to Whitehaven and excellent transport links to the Sellafield site, one of the area's key employment centres. This makes the location particularly popular with professionals and families seeking both convenience and community. In addition, the western boundary of the Lake District National Park is just a short drive away, offering stunning scenery, walking routes and outdoor pursuits. From coastal walks to fell top adventures, the very best of Cumbria's natural beauty is within easy reach, perfectly balancing work, family life and leisure. For those who enjoy the outdoors, the stunning Ennerdale valley is just a short drive away, offering beautiful walking routes, cycling trails, and access to some of the Lake District's most unspoiled landscapes - perfect for weekend adventures.

Directions

The property can be located on the Threaplands estate using CA25 5HA or [W3W///mammoth.prevented.flitting](https://www.mammoth.prevented.flitting)



ACCOMMODATION

Entrance Porch

Approached via composite door, glazed door leading to the hallway.

Hallway

Stairs to first floor accommodation, Karndean flooring, radiator and door leading to lounge.

Lounge

11' 11" x 14' 2" (3.62m x 4.33m)

Bright reception room with window to front elevation boasting a lovely open aspect, coved ceiling, radiator, large understairs storage cupboard, door to dining kitchen.

Dining Kitchen

15' 4" x 9' 0" (4.68m x 2.74m)

The kitchen is fitted with a range of contemporary matching wall and base units with complementary work surfacing incorporating a 1.5 bowl composite sink and drainer unit. Electric oven integrated at eye level and hob. Ample space for a dining table, window to rear, part glazed door leading to the garden, tiled flooring, radiator, opening to inner hallway.

Inner Hallway

Coved ceiling, doors to living room, WC, and garage, large storage cupboard, tiled flooring.

Living Room

11' 1" x 11' 0" (3.38m x 3.36m)

Generous second reception room which could be used as a formal dining room, playroom or home office, with patio doors leading out to the garden, coved ceiling, radiator and laminate flooring.



Cloakroom/WC

3' 0" x 5' 2" (0.91m x 1.58m)

Fitted with low level WC and wash hand basin. Part tiled walls, tiled flooring, obscured window and radiator.

FIRST FLOOR LANDING

Loft access, doors to accommodation.

Family Bathroom

6' 6" x 5' 5" (1.97m x 1.66m)

Fitted with a modern white 3 piece suite comprising concealed cistern WC and wash hand basin set on contemporary vanity unit and panelled bath with shower over, tiled walls and floor, obscured window and chrome radiator.

Bedroom 1

8' 5" x 8' 6" (2.56m x 2.60m)

Double bedroom with rear facing window and radiator.

Bedroom 2

9' 0" x 10' 0" (2.74m x 3.04m)

Double bedroom with window to front providing open aspect, large built in wardrobe and radiator.

Bedroom 3/Office

5' 11" x 6' 9" (1.81m x 2.05m)

Front facing window, large built in cupboard, radiator.

Inner Landing

Provides access to the extended part of the first floor where there are 2 ensuite bedrooms. Radiator.

Principal Bedroom

11' 2" x 15' 2" (3.41m x 4.62m)

Large double bedroom with dual aspect windows, coved ceiling, radiator and door to ensuite shower room.



Principal Bedroom Ensuite Shower Room

7' 5" x 5' 1" (2.26m x 1.56m)

Fitted with white 3 piece suite comprising close coupled WC, wash hand basin and large shower cubicle with mains shower. Fully tiled walls, obscured window and chrome radiator.

Bedroom 5

10' 11" x 8' 11" (3.33m x 2.72m)

Double bedroom with front facing window, radiator and door to ensuite bathroom.

Ensuite Bathroom

7' 5" x 5' 1" (2.26m x 1.56m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and panelled bath with mains shower over. Tiled walls and floor, chrome radiator.





EXTERNALLY

Garden

The property benefits from a generously sized rear garden, fully enclosed by fencing to provide a safe and private outdoor space, and featuring a combination of lawn and patio areas ideal for both relaxation and entertaining. In addition, there is a further section of lawn to the side of the property, also included within the sale.

Driveway

1 Parking Space

There is driveway parking to the side of the property.

Garage

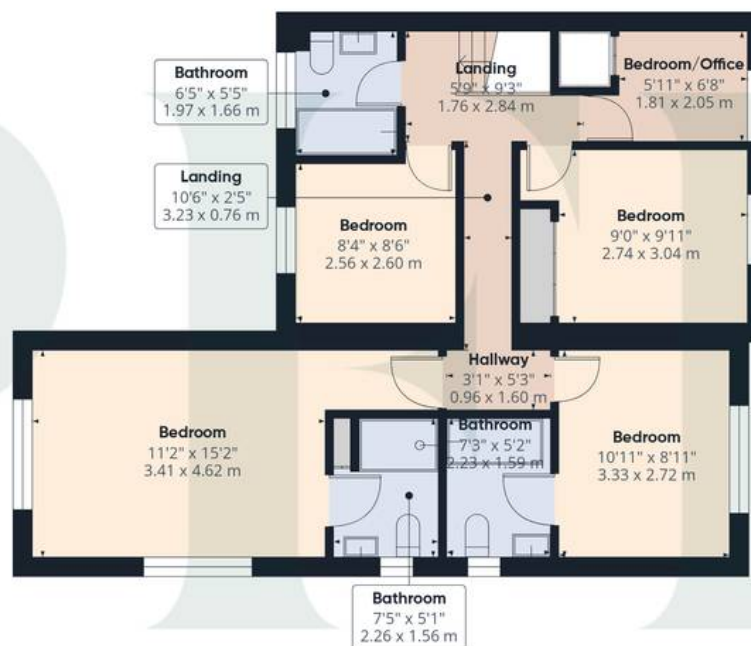
Single Garage

There is a good sized integral garage with up and over door, power and light.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1444 ft²

134.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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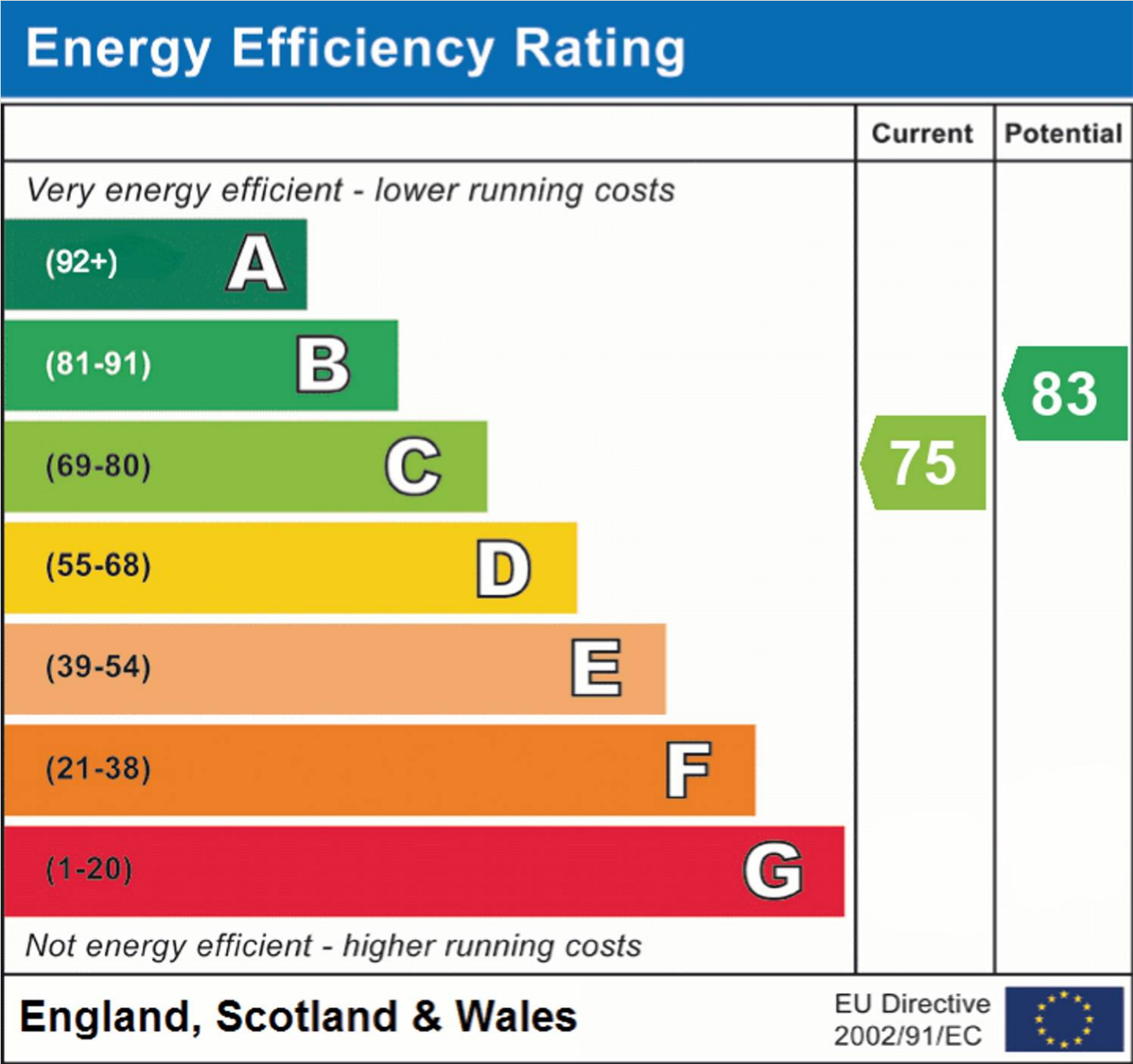
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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