



A charming new home within a prestigious development High quality finishings throughout

Stylish fitted kitchen

Light and airy lounge with French doors to garden

Bathroom, en suite plus downstairs WC

Government Help to Buy available

Nestled within this new prestigious development by the respected developer Lovell, this superb show home is a fine example of the lovely new homes available. Located on the edge of Cockermouth this stylish development is aesthetically pleasing and comprises of a variety of two, three, four and five bedroom homes. Cockermouth town centre is just a few minutes away and the nearby A595 and A66 offers easy access to other towns and the picturesque lakes and fells of Cumbria. The properties on the development come with a NHBC warranty providing peace of mind. The property shown in this example is a three bedroom semi detached and accommodation comprises briefly of: spacious hallway, stylish kitchen and a light and airy lounge with French doors to the garden. There is also a downstairs WC. To the first floor there are three bedrooms with the master boasting a walk-through wardrobe and stylish en suite. The family bathroom is also located on the first floor. The property benefits from a drive, garage and generously sized garden. Viewing is a must to fully appreciate what superb homes are available and what a charming development this is. The Governments Help to Buy: Equity Loan Scheme is available and to arrange an appointment please call First Choice Move on 01900 837804.

ACCOMMODATION

Entrance hall 12' 8" x 7' 9" (3.86m x 2.36m)

A spacious hallway entered through a composite door with double glazed frosted glass with frosted side panel. Understairs storage cupboard power points and a single panel radiator. Provides access to the lounge, kitchen, WC, garage and stairs to the first floor landing.

Lounge 15' 1" x 13' 5" (4.59m x 4.09m)

Light and airy lounge, TV, satellite, radio and HDMI points, Double panel radiator, uPVC double glazed window and uPVC double glazed French doors open out to the rear garden.

WC 5' 9" x 2' 11" (1.75m x 0.89m)

WC, hand wash basin, and a single panel radiator.

Kitchen 14' 10" x 10' 0" (4.52m x 3.05m)

Stylish fitted kitchen incorporating a range of wall and base units with a complementary work surface with matching upstands. Built-in electric oven, separate gas hob with a stainless steel splashback above. Integrated fridge/freezer and dishwasher. Stainless steel sink 1.5 with drainer board and mixer tap. Sunken ceiling spotlights, tiled flooring, double panel radiator and a uPVC double glazed window looking out over the rear garden.

Stairs leading to:

First floor landing

The landing has a built-in linen cupboard, power points, single panel radiator and a uPVC double glazed window. Leads to all bedrooms, bathroom and the loft.

Master bedroom 11' 3" x 10' 7" (3.43m x 3.22m)

Double bedroom with TV, satellite, radio and HDMI points. Single panel radiator and a uPVC double glazed window. The bedroom boasts a walk-through wardrobe entered via a feature area where there are twin wardrobes. The walk-through wardrobe leads to the en suite.

En suite 7' 2" x 4' 5" (2.18m x 1.35m)

Stylish en suite incorporating a shower cubicle with sliding door and the shower controls integrated into a tiled surround. WC and pedestal hand wash basin built into a tiled surround. Chrome heated towel rail, shaver point, sunken ceiling spotlights and a uPVC double glazed frosted window.

Bedroom two 11' 7" x 9' 5" (3.53m x 2.87m)

Double bedroom with a TV point, satellite point, radiator and HDMI point. Single panel radiator and a uPVC double glazed window.



Bedroom three 11' 7" x 7' 3" (3.53m x 2.21m)

Generously sized third bedroom with a built-in wardrobe, phone point, single panel radiator and a uPVC double glazed window.

Bathroom 6' 10" x 6' 3" (2.08m x 1.90m)

A lovely bathroom suite comprising of a bath with glass screen, mixer tap with shower attached. WC, hand wash basin built in to a tiled surround. Chrome heated towel rail, tiled flooring, sunken ceiling spotlights and a uPVC double glazed frosted window.

Garage

The garage benefits from power points and lighting.

Exterior

To the front the property enjoys a low maintenance garden which is laid to lawn. To the rear the property benefits from a generously sized lawned garden which is fenced around.

TENURE:

We have been informed by the vendor the property is freehold.

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NOTE

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