



**Benefits from a driveway and garage**

**Lovely garden which enjoys the sun**

**First-floor bathroom plus downstairs WC**

**Useful loft room, could be a home office**

**Short drive to the beach, western lakes and fells**

**Set on a deceptive spacious plot**

**Attractive, spacious lounge**

**Versatile second reception room**

**Kitchen with separate utility room**

**Highly desirable village location**

Nestled in the heart of the sought-after village of Gosforth is this deceptively spacious home. The village has long been a desirable place to live, with the long sandy beach of Seascale just a five minutes drive away and the western lakes and surrounding fells within easy driving distance. This attractive village is popular both with holidaymakers and professionals, with Sellafield power station being within easy reach. The village also benefits from pubs and a local shop. The property is set on a generously sized plot and enjoys a lovely garden which gets the sun throughout much of the day and is a wonderful, private place to spend time with friends or family. At the bottom of the garden there is a gate where you will find off-street parking and access to the garage, which comes with the property. Stepping inside the property, there is plenty of space on the ground floor, with two reception rooms. The first is currently used as a lounge and the second versatile room could be used as a dining or sitting room. The property also boasts a conservatory which looks out onto the garden at the rear. There is a generously sized kitchen, separate utility, and a handy downstairs WC. Heading up to the first floor you will find the family bathroom and both bedrooms. From the second bedroom there are paddle ladders which lead up to a versatile loft room. The loft room could be used simply for storage but could be utilised as a home office if desired. To fully appreciate the space this property offers, both inside and out and its picturesque village location, please contact the office to arrange a viewing.

## ACCOMMODATION

### Conservatory

The conservatory is one of the ways in which the property can be entered. There is a three-quarter glazed uPVC door that leads into the conservatory and a uPVC patio door. The conservatory is a lovely place in which to spend time enjoying the outlook onto the rear garden. There are power points, wall mounted lights, a radiator and laminate flooring. The conservatory opens up to the lounge.

### Lounge

The lounge boasts an original, exposed ceiling beam, dado rail, a radiator and a double glazed window which looks out to the front. Provides access through to the second reception room.

### Dining/sitting room

A versatile second reception room which could be used for a variety of purposes and even as the main lounge if desired. There is an under stairs storage cupboard, a radiator and two windows. This room leads through to the kitchen and there are stairs to the first floor landing.

### Kitchen

A well maintained kitchen incorporating a range of grey wall and base units with a complementary worktop and eye-catching tile splashback's. There are exposed ceiling beams, a radiator, and a 1.5 ceramic sink with drainer board and mixer tap. There are two double glazed windows allowing plenty of natural light and enjoy a pleasant outlook onto the rear garden. From the kitchen you can access the utility.

### Utility room

Here you will find a range of wall and base units and a stainless steel sink with twin drainer boards. There is plumbing for washing machine, a radiator, and a handy WC. A fully glazed uPVC door leads out to the exterior.

### First floor landing

The landing has a double glazed window which looks out over the rear garden and doors lead to both bedrooms and the bathroom.



### **Bedroom one**

A generously sized double bedroom boasting an eight door, fitted wardrobe, providing fantastic storage. There is a picture rail, a radiator and a double glazed window.

### **Bathroom**

A modern bathroom comprising of a bath with central mixer tap and shower attachment. There is a wash basin with mixer tap set on a granite top above a stylish vanity unit, a toilet, radiator, and a frosted glass window.

### **Bedroom two**

The second double bedroom has a two door built in wardrobe and benefits from wall mounted lighting, a radiator and a double glazed window. From the second bedroom there are paddle stairs that lead up to the loft room.

### **Loft room**

A versatile space which could be used as a home office if desired. The loft room has a feature exposed wall and exposed beams. There is a radiator, power points, under eaves storage and a double glazed window that looks down onto the rear garden.

### **Exterior**

The property benefits from a garage and allocated parking. Certain to grab your attention is the delightful garden found at the rear. There is a spacious area of artificial turf, providing a low maintenance area which is bordered by beds with a variety of plants and shrubs. The garden also has a spacious seating area, ideal to enjoy the sun throughout the day. There are garden sheds which provide fantastic storage and the garden is securely fenced around, making it an ideal choice for anybody who has children or pets.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC TBC**



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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
1175.76 ft<sup>2</sup>

Reduced headroom  
35.76 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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