



**Substantially extended family home**

**Two beautifully presented reception rooms**

**Downstairs WC, contemporary bathroom plus master en-suite**

**Four double bedrooms plus office/nursery**

**Large lounge diner with patio doors**

**Stylish modern kitchen**

**Large block paved driveway**

**Sought after village location**

**Integral garage with utility area**

**Walking distance to local amenities**

This beautifully presented, substantially extended, family home is situated in the much sought after village of Seaton. Offering an incredible amount of space with two reception rooms, a stylish modern kitchen and bathroom. Boasting four double bedrooms plus a versatile home office or nursery. With beautifully maintained gardens, a large driveway and an integral garage. The property is set in the ever popular village of Seaton and is just a short distance to the shops, post office and is in within walking distance of Seaton CofE Jr School and Seaton Academy. The property is also close to popular local walks by the river and is walking distance to the town of Workington. The accommodation briefly comprises of: entrance porch, hallway and a well presented front reception room, which would make an ideal sitting room or perhaps play room. There is a stunning open plan lounge diner with features a multi fuel stove and bi-folding patio doors to the raised decking at the rear of the property. The stylish kitchen features a bespoke breakfast peninsula with beautiful oak breakfast area. The rear hall leads to a useful downstairs WC and provides access into the integral garage. To the first floor the split level landing provides access to four light and spacious double bedrooms and a fifth room ideal as a home office or nursery. The master bedroom boasts fitted wardrobes and modern en-suite with the contemporary modern family bathroom also conveniently located by the bedrooms. Externally, to the front of the property, there is a large block paved driveway offering off road parking for multiple cars, with gated access to the side. Elevated decking wraps the rear of the property with steps down to a beautifully maintained garden and a second low level decking area. The lawn is bordered by gravel paths and there is a lovely range of mature shrubs and plants, Viewing is essential to appreciate this superb family home.

## ACCOMMODATION

### Entrance vestibule

Entered through a modern composite door with a frosted patterned glass panel. The useful vestibule has a uPVC double glazed window and a uPVC double glazed door with side windows leading into the entrance hall.

### Entrance hall

A well presented entrance hall, with beautiful feature oak balustrades staircase leading to the first floor, with under stairs storage area. There is a double panel radiator and modern wood effect flooring complemented by beautiful modern décor. Provides access into the sitting room and lounge diner.

### Sitting room

A lovely light and airy second reception room, which offers a versatile space ideal as a sitting room, formal dining room or perhaps a playroom. With a large uPVC double glazed bay window overlooking the front of the property, beautiful modern décor, wood effect flooring, a double panel radiator and a TV point.

### Lounge/diner

This beautifully presented, spacious, open plan lounge diner incorporates parts of the extension to the rear of the property. To the lounge area there is a feature multifuel stove set into the chimney breast with slate hearth and faux oak beamed mantle above. To the dining area the uPVC double glazed patio doors stretch across the rear wall and flood the room with natural light. There is beautiful modern décor, a double panel radiator and a continuation of the lovely wood effect flooring. Provides access into the kitchen.

### Breakfast kitchen

This stylish modern kitchen is finished to a high standard, with feature breakfast peninsular and a bespoke cylindrical oak breakfast bar area. With a range of two tone wood grain effect wall and base units, contrasting work surfaces with matching up stands. The breakfast bar incorporates a wine fridge, additional storage drawers and cabinets. There is an integrated dishwasher set below the 1.5 composite sink and drainer unit and mixer tap. There is a modern range style cooker with a gas burning hob, modern splash back and a black extractor hood above. There is housing for an American style fridge freezer with a wall mounted TV point, electric points with feature lighting above. Two useful built in storage cupboards, a double panel radiator and spotlights to the ceiling. uPVC double glazed patio doors lead out onto the elevated rear decking with spotlights to the ceiling and modern wood effect flooring. Provides access into the rear hall.



### **Rear hall**

With a double panel radiator, a counter top and built in cabinets this useful space provides access into the integral garage and downstairs WC.

### **Downstairs WC**

A useful downstairs WC with push button flush toilet, a wall mounted corner sink, a double panel radiator and an extractor fan.

### **Integral garage**

With a useful built in utility area to the rear, space for a tumble dryer and plumbing for a washing machine. There is an electric roller door with a handy remote control access.

### **First floor landing**

This spacious, split level, landing provides access into the bedrooms and family bathroom with loft access to the ceiling.

### **Master bedroom**

A bright and spacious, well presented, master bedroom boasting modern fitted wardrobes with sliding mirrored doors, a uPVC double glazed window overlooking the front of the property with a double panel radiator below. Provides access into the master en-suite.

### **Master en-suite**

A stylish and modern en-suite shower room incorporating a walk in corner shower cubicle with mixer shower and curved sliding glass doors. There is a push button flush toilet, wall mounted sink with mixer tap and a chrome towel heating radiator. With spotlights to the ceiling and beautiful, contemporary, stone effect tiling.

### **Bedroom two**

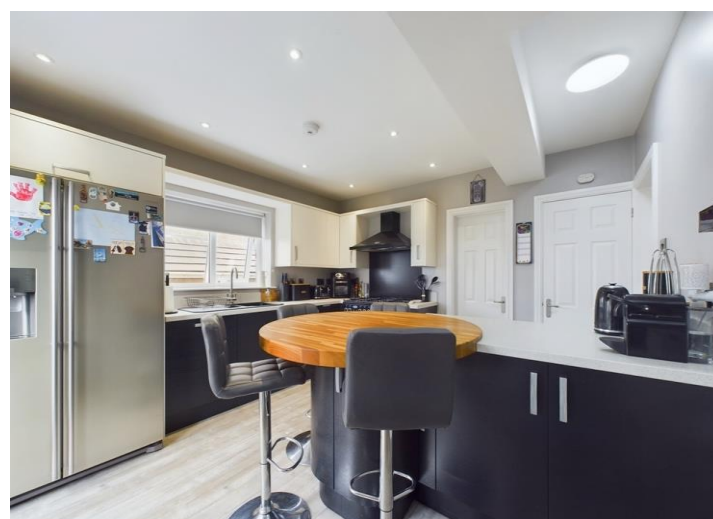
A second, generous, double bedroom with modern décor, a uPVC double glazed window overlooking the rear garden and a double panel radiator.

### **Bedroom three**

A third large double bedroom, with modern décor, a uPVC double glazed window overlooking the rear garden with a double panel radiator below.

### **Bedroom four**

A fourth, light and spacious, well presented, double bedroom. With a uPVC double glazed bay window providing plenty of natural light and overlooking the front of the property with a double panel radiator below.



### Home office/nursery

A useful fifth room with built in storage cupboards utilising the over stairs space. Ideal as a home office or nursery this useful room has a uPVC double glazed window which overlooks the front of the property and has a double panel radiator.

### Family bathroom

Contemporary modern family bathroom, boasting a four piece suite which briefly comprises of: a double end bath with central mixer tap, large corner shower cubicle with mixer shower and curved glass doors, a pedestal basin with mixer tap and a push button flush toilet. With beautiful contemporary tiling to the floor and walls, a wall mounted chrome towel heating radiator, an extractor fan and a uPVC double glazed frosted glass window.

### Externally

To the front of the property there is a large block paved driveway which provides ample off road parking for three vehicles and leads to the garage with an electric garage door. The property is fenced around with gated access to the side leading to the rear garden. The beautifully maintained and large rear garden has a beautiful elevated decking area which wraps around the rear of the property and can be accessed from either of the patio doors. There is a second, low level, decking area with gravel seating space and a side gravel path which stretches along the side of the beautifully maintained lawn. With mature shrubs and trees to the borders, mature hedgerows, a useful storage shed, greenhouse and woodshed. This lovely garden is the perfect place to entertain friends and family and enjoys the sun throughout the day.

### TENURE

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

### COUNCIL TAX BAND B

### EPC TBC



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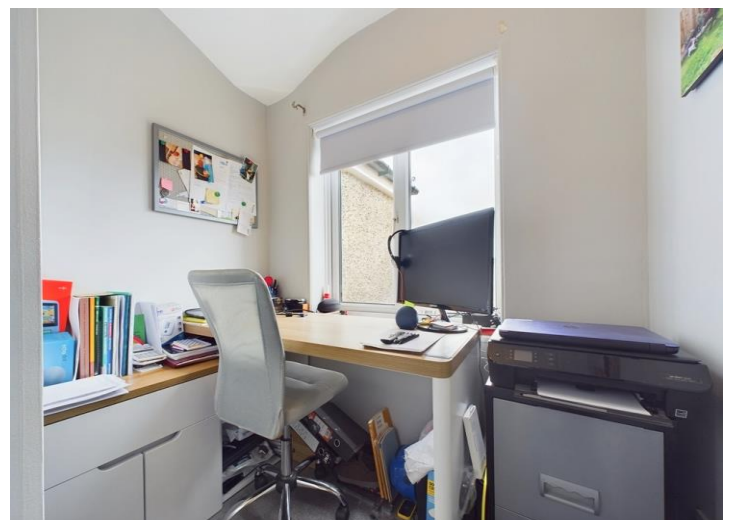
## MORTGAGES

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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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor

Approximate total area<sup>(1)</sup>

892.18 ft<sup>2</sup>

Reduced headroom

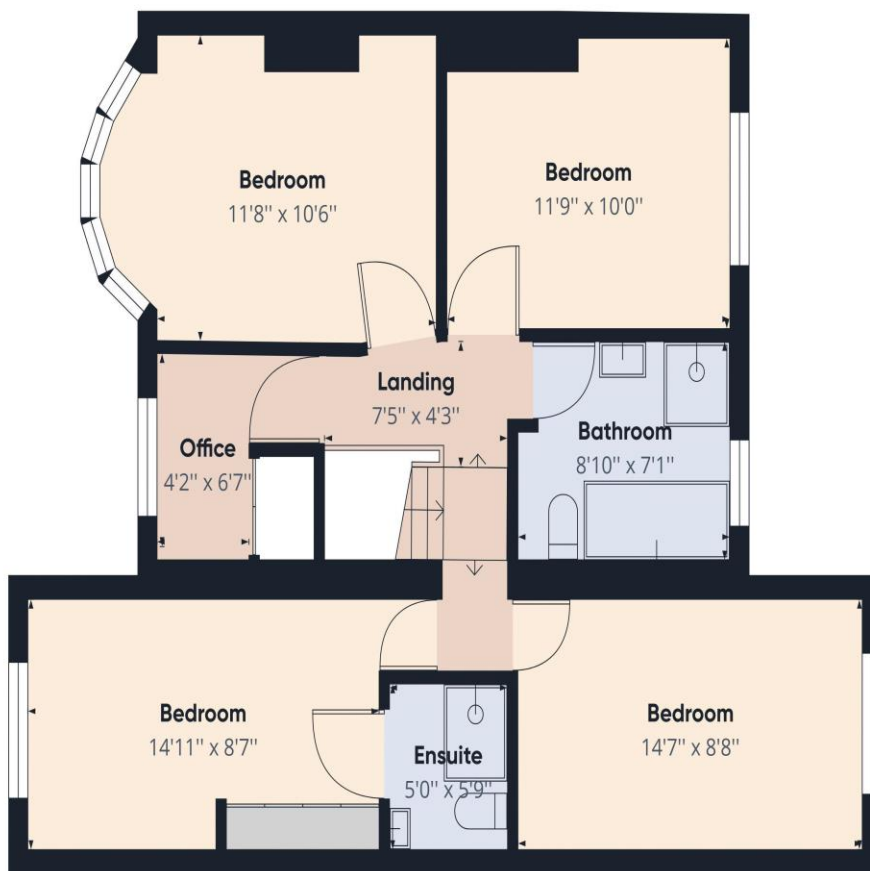
15.71 ft<sup>2</sup>

(1) 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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Floor 1

Approximate total area<sup>(1)</sup>

680.60 ft<sup>2</sup>

(1) Excluding balconies and terraces

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