



Offered for sale with no forward chain

Three Bedrooms

Patio doors to a generous conservatory

Large driveway

Cul-de-sac location

Detached family home

Large, contemporary kitchen diner

Quiet village location

Low maintenance gardens

Within easy reach of the western lakes

Offered for sale with no forward chain, is this well presented detached family home. Situated on a quiet cul-de-sac in a village location, this lovely home has plenty to offer. The village is a perfect place from which to explore the quieter lakes and surrounding fells which are within easy reach. Surrounded by countryside this lovely home is ideal for those who enjoy, not only peace and quiet, but pleasant walks. A short distance from the property and you will find Arlecdon Primary School. When you arrive at the property, you will be impressed by the large driveway which offers off-road parking for multiple cars. With double gates providing side access to the rear garden. The entrance hall has double doors, opening to the light and airy lounge, there is a contemporary, modern kitchen diner, with patio doors leading to a large conservatory. To the first floor, there are three good size bedrooms and a modern family bathroom. Externally, the property is set back by a large front lawn with block paved driveway that can easily accommodate multiple cars, to the rear, there is a low maintenance rear garden, with artificial grass area to the side and a patio style garden with gravelled borders. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with oval frosted glass window, and a uPVC double glazed, high-level window provides additional natural light there is a radiator, wood effect, laminate flooring and double, wooden glazed doors leading into the lounge, with stairs to the first floor.

Lounge

The well presented, light and spacious lounge has a uPVC double glazed window overlooking the front of the property, there is a radiator, a TV point, and a useful under stairs storage cupboard. The lounge features striking, modern décor, provides access into the kitchen diner.



Kitchen diner

The contemporary, modern, kitchen diner has a range of high gloss, white, wall and base units, with contrasting wood effect work surfaces and end panels. The kitchen features metro style, tiled splash backs and stylish, under cabinet lighting. There is a built-in stainless steel electric oven, with glass hob set into the worktop and integrated extractor hood above, a 1.5 stainless steel sink and drainer unit with mixer tap and plumbing for washing machine below. The uPVC double glazed window over into the conservatory. To the dining area, there is radiator and uPVC double glazed doors lead into the conservatory, with wood effect flooring and modern, neutral décor.



Conservatory

A lovely addition to the property, the generously sized, rear conservatory has panoramic uPVC double glazed windows overlooking the rear garden, modern décor, and wall mounted lighting. The conservatory features wood effect laminate flooring, a radiator and uPVC double glazed doors, which lead out onto the rear garden.

First-floor landing

The first-floor landing has a useful, over stairs storage cupboard and a uPVC double glazed window overlooking the side of the property. There is loft access, and access to three bedrooms and the family bathroom.



Bathroom

A modern, fitted bathroom, with suite briefly comprising; pushbutton flush toilet, a pedestal sink and bath, with mixer tap and mixer shower above, with both rainfall and jet showerhead attachments. With tiled surround, a glass shower screen, a wall mounted towel heating radiator, and a uPVC double glazed frosted glass window.

Master bedroom

Situated at the front of the property, this light and spacious master bedroom has modern, décor and benefits from full height fitted wardrobes with mirrored doors, a uPVC double glazed window overlooking the front of the property and a radiator.

Bedroom two

A well proportioned, well presented double bedroom, with neutral décor and a uPVC double glazed window overlooking the rear garden.

Bedroom three

A good size bedroom with modern, neutral décor, a radiator and a uPVC double glazed window which overlooks the front of the property.

Externally

To the rear of the property, is an enclosed, low maintenance, patio style garden which is fenced around, with gravelled area and artificial grass area to the side of the property. There are with double gates which lead to the front of the property, a large, block paved driveway, which provides off-road parking for multiple cars and a low maintenance, lawn area.

TENURE

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

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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.

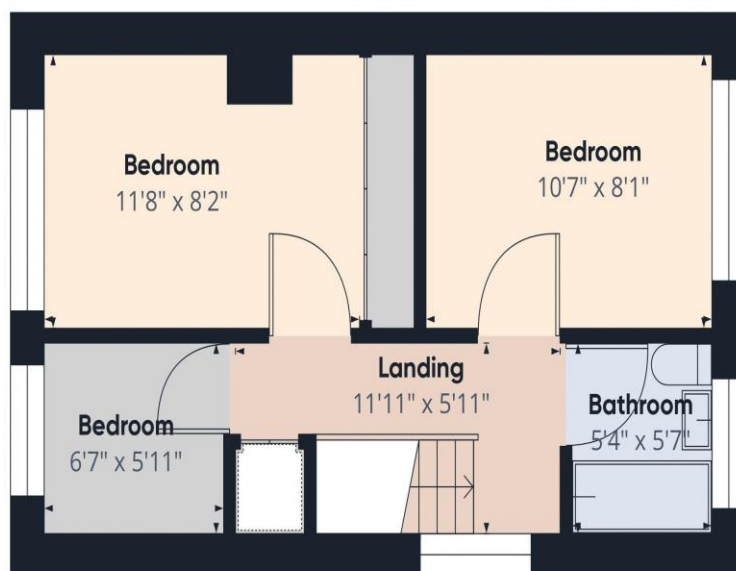






Ground Floor

Approximate total area⁽¹⁾
846.31 ft²



Floor 1

(1) Excluding balconies and terraces

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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