



**Offered for sale with no forward chain**

**Large driveway**

**Great transport links to neighbouring towns**

**Beautiful views**

**Three good size bedrooms**

**Spacious corner plot**

**Front and rear gardens**

**Quiet village location**

Offered for sale with no forward chain, set on the outskirts of the village of Distington, is this three bedroom family home. The property has an incredible amount to offer, not least it's fabulous views across the countryside which can be enjoyed from the beautifully maintained garden. This quiet village is positioned between the larger towns of Whitehaven and Workington with either of the towns accessed within a five minute drive, making it ideal for anybody who travels to either town for work or leisure. The accommodation briefly comprises of: entrance hall, light and spacious lounge, large kitchen/dinner and a utility area. To the first floor there are three good size bedrooms and the shower room. Externally the property has plenty to offer, boasting a large corner plot the property has a large driveway providing ample off road parking. There is a pleasant front garden and side access to the rear garden. The rear garden is a delight and the perfect place to enjoy the spectacular views this home offers. The garden has a patio area, well maintained lawn, mature shrubs and hedgerow to the borders. Viewing is essential to appreciate the potential of this lovely home.

## ACCOMMODATION

### **Entrance hall** 4' 8" x 5' 8" (1.42m x 1.73m)

Entered through a modern uPVC double glazed door with oval patterned glass panel and a uPVC full height side window with frosted glass. There is a double panel radiator, decorative coving and dado rail. Providing access to the first floor via the stairs and into the lounge.

### **Lounge** 15' 6" x 12' 5" (4.72m x 3.78m)

A bright and spacious lounge, with feature electric fire set into a marble hearth and insert with a decorative wooden surround. There is decorative coving to the ceiling, a double panel radiator and uPVC double glazed window overlooking the front garden. Provides access into the kitchen.



### **Kitchen/diner** 12' 4" x 10' 1" (3.76m x 3.07m)

A spacious kitchen/diner, with a range of wood effect wall and base units, contrasting marble effect work surfaces and tiled splash backs. A composite sink and drainer unit with mixer tap, plumbing for a washing machine below, space for freestanding cooker with a wall mounted extractor hood above. With a large useful built in under stairs storage cupboard and second built in storage cupboard housing the combi boiler. With a double panel radiator and a uPVC double glazed window which enjoys a beautiful elevated countryside view and looks over the rear garden. Providing access into the rear utility.



### **Utility** 7' 7" x 5' 7" (2.31m x 1.70m)

With wall mounted cabinets, a uPVC double glazed door with frosted glass leading out onto the rear garden and large built in storage cupboard with shelving.

### **First floor landing**

With decorative coving and loft access to the ceiling, provides access into three bedrooms and the shower room.

### **Bedroom one** 13' 2" x 10' 3" (4.01m x 3.12m)

A spacious double bedroom featuring a useful built in storage cupboard with shelving. There is decorative coving to the ceiling, a uPVC double glazed window which overlooks the front of the property and also enjoys a lovely open countryside view with a double panel radiator below.



**Bedroom two 9' 10" x 12' 4" (2.99m x 3.76m)**

A good sized double bedroom with a uPVC double glazed window which enjoys a beautiful elevated countryside view. With a double panel radiator and decorative coving to the ceiling.

**Bedroom three 7' 6" x 10' 5" (2.28m x 3.17m)**

A generously proportioned third bedroom, with useful built in over stairs storage cupboard, decorative coving to the ceiling, a uPVC double glazed window enjoying the countryside view with double panel radiator below.

**Shower room 7' 5" x 5' 5" (2.26m x 1.65m)**

With a suite briefly comprising of: walk in shower cubicle with electric shower and modern PVC panels to the walls. A large pine vanity unit with countertop incorporating a sink. With a toilet, two uPVC double glazed windows with frosted glass, panels to the ceiling and a double panel radiator.

**Externally**

The property enjoys a good sized corner plot with a large driveway providing ample off road parking with a pleasant front lawn and mature hedgerows to the borders. To the rear of the property there is a good sized, well maintained, rear garden with patio area, central lawn and mature hedgerows to the borders. With a lovely variety of mature shrubs and plants providing a splash of colour plus a useful storage shed.

**TENURE**

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

**COUNCIL TAX BAND A****EPC TBC****LOW FEES, LOCAL EXPERTISE**

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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.



