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| <b>A stunning and spacious detached bungalow</b>     | <b>Beautiful, open plan lounge/diner with bay window</b> |
| <b>Second large reception room with French doors</b> | <b>Boasts two ensuites and a family bathroom</b>         |
| <b>High-end kitchen with granite worktops</b>        | <b>Large driveway and pitched roof garage</b>            |
| <b>Sun trap garden which is very private</b>         | <b>Hot tub and summerhouse included in the sale</b>      |
| <b>Stylish and tastefully decorated throughout</b>   | <b>Located in a quiet and popular residential area</b>   |

This beautiful bungalow is a testament to the current owners who have meticulously maintained and clearly loved this property over the years. Throughout, the property is in superb condition, with tasteful décor and stylish fixtures and fittings. Located in the popular area of Moresby Parks, the property is on the outskirts of the town of Whitehaven, where the town centre can be reached in just a 10 minute drive. The property offers versatile accommodation, with a large, open plan lounge/diner featuring a bay window to the front, and a spacious sitting room located at the rear of the property, with French doors to the garden. There is a total of three well presented bedrooms, with two boasting stylish ensuites and one even having French doors that open out to the rear garden. The kitchen, which looks new, offers plenty of style and has granite worktops. There is a spacious hallway which leads to the family bathroom, which like the rest of the property is in excellent condition. There is also plenty to offer on the outside with a large, tarmac driveway providing off-street parking and leads to the pitched roof garage. The delightful garden feels very private and is quite a sun trap. You will notice the large summerhouse, which features a small woodburning stove and there is also a hot tub, both of which are included in the sale. The garden is perfect for those who enjoy peace and quiet and would be ideal for family gatherings and parties. With no stairs, it is an ideal property for those who perhaps need to live on one level, but with its spacious accommodation would also be suitable for a family looking for a lovely home. To view this property and all it has to offer please contact the office to arrange a viewing.



## ACCOMMODATION

### Hallway

Step inside the spacious, T-shaped hallway and you will notice the tasteful décor and style which continues through this entire home. The hallway itself is accessed by a stylish uPVC door with frosted glass panel and frosted side panel which allows in plenty of light. The hallway features two arches, coving and a radiator. There is certainly plenty of storage with two useful cupboards which are both shelved. The hallway has modern flooring and a handy power point. From the hallway you can access the open plan lounge and diner, the sitting room which leads out onto the garden, the first two bedrooms, bathroom and the kitchen.



### Lounge/diner

This beautifully presented room, located at the front of the property looks out onto the garden. You will not fail to notice the eye-catching, wood burning stove style, electric fire, which is neatly placed in an eye-catching chimney breast, with a black hearth and wood mantelpiece. The room has plenty of space for living room furniture and a family size dining room table and chair set, making it ideal for Sunday dinners and family get-togethers. The room has plenty of natural light as there are two large uPVC double glazed windows, one of which is a bay window, and radiators are neatly placed below them. The room has neutral décor and benefits from coving, there are two independently controlled ceiling lights and the same modern flooring that is found in the hall.



### Kitchen

This stunning, high-end kitchen incorporates a range of contrasting wall and base units with a solid granite worktop, with matching up stands and stylish tile splash backs. There is a built-in electric oven and above you will find a separate induction hob, with a stainless steel/curved glass extractor canopy above. The kitchen has three rows of ceiling spotlights, under cupboard lighting, kickboard lighting and there are black shelves which boast built-in LED lights. A 1.5 stainless steel sink with mixer tap and drainer grooves, set within the granite worktop is positioned below a uPVC double glazed window. The kitchen has an integrated fridge, wine rack, chrome heated towel rail and a beautifully tiled floor. Discreetly placed within one of the wall units is the boiler. From the kitchen you can access the drive via a stylish uPVC door.





### **Sitting room**

A fabulous and spacious second reception room which is part of an extension. There is a uPVC double glazed window and uPVC patio doors which lead out onto the rear garden. There is a modern coal effect gas, fire set within a stylish surround and matching hearth. Above the fireplace you will find connections for a wall mounted flatscreen TV. There are two sets of ceiling lights and wall mounted lights which can be used as and when desired. Two double radiators provide plenty of warmth for this large room.



### **Bedroom one**

This lovely double bedroom has plenty to offer including a walk-in wardrobe with lighting and French doors that lead out onto the rear garden and provide plenty of natural light. The room has decorative coving, a radiator and features a stylish ensuite shower room.

### **Bedroom one ensuite**

Like the rest of the property, the ensuite is in fabulous condition and comprises of a shower cubicle with twin sliding doors with both rainfall and handheld showerhead's. There is a toilet and wash basin with mixer tap, set within a large vanity unit which provides plenty of storage. There are ceiling spotlights, an extractor, a chrome heated towel rail and a uPVC double glazed frosted window.



### **Bedroom two**

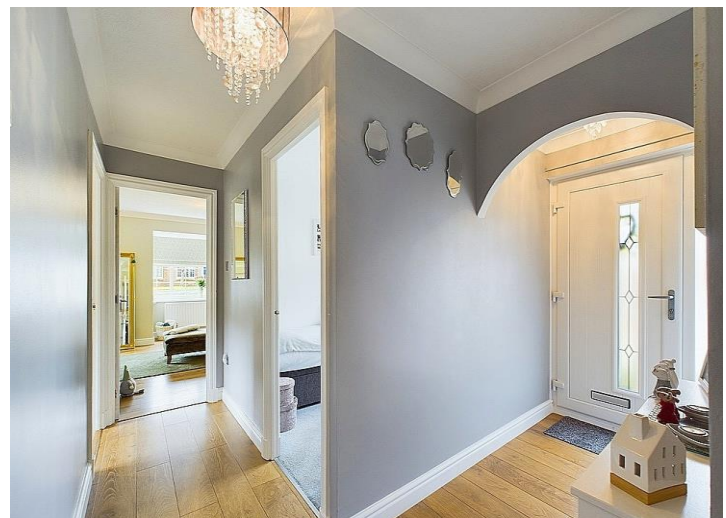
The second bedroom benefits from built-in wardrobes and overbed cabinets, providing a tremendous amount of storage. The bedroom has a two door wardrobe with clothes rails and shelving. There is decorative coving, a radiator and a uPVC double glazed window. This bedroom also has an immaculate ensuite shower room.

### **Bedroom two ensuite**

A rather eye-catching ensuite which comprises of a shower cubicle, with rainfall and handheld showerhead's and extractor in place above. There is a toilet and wash basin with mixer tap, over a stylish vanity unit. The ensuite has fully tiled walls, a heated towel rail, ceiling spotlights and a uPVC double glazed frosted window.

### **Bedroom three**

The tastefully decorated third bedroom could make an ideal home office if desired. The room has coving, a radiator and a uPVC double glazed window.





## Bathroom

The bathroom is in excellent condition like the other rooms found throughout this lovely home. There is a bath with mixer tap and shower attachment. A toilet and wash basin with mixer tap is set over a vanity providing useful storage. The bathroom has partially tiled walls, tile flooring, a radiator and an extractor. There are two rows of ceiling spotlights and a uPVC double glazed frosted window.

## Garage

The property has a pitched roof garage with storage in the roof space. There is plumbing, a handy worktop and wall units. The garage has lighting, power points and a pedestrian door to the side.

## Exterior

The property benefits from a spacious driveway which provides off-street parking for up to three cars. There is a pleasant, low maintenance garden to the front and an attractive path which leads around the edge of the property. As you head along the right-hand side of the property, you will find a patio area which currently houses a hot tub, which we have been informed can be included in the sale. Continue along and will find yourself in the delightful and private rear garden. The rear garden is peaceful and is a fabulous place in which to spend time either on your own, listening to birdsong or enjoying conversation with friends or family. The rear garden has a spacious patio area, well maintained lawn and a wide variety of plants and shrubs, providing an abundance of colour. A lovely feature is the large summerhouse, which is in great condition and even features a small stove for those cooler nights. For those with wandering pets, young children or grandchildren the garden is securely fenced around.

## TENURE

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

## COUNCIL TAX BAND C

## EPC TBC





## LOW FEES, LOCAL EXPERTISE

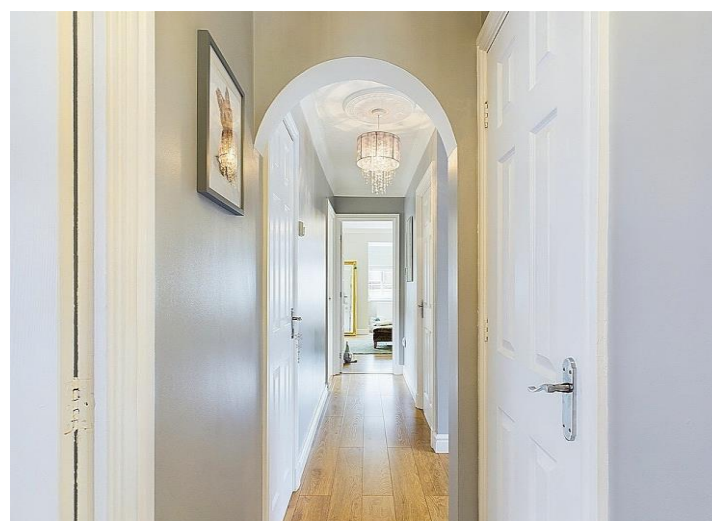
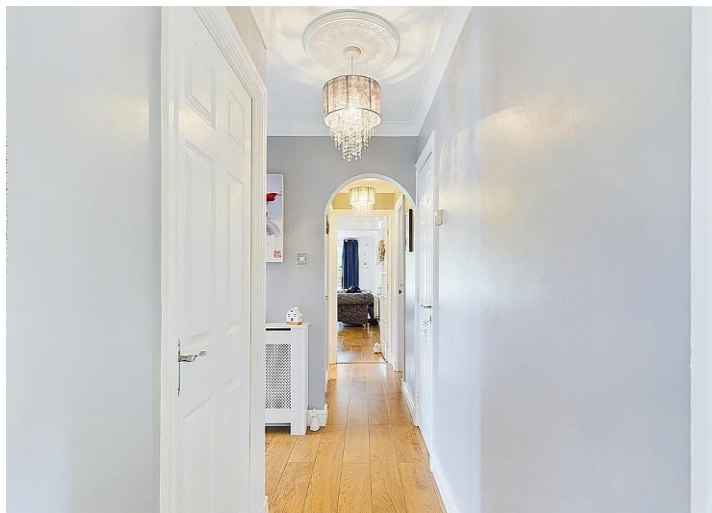
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## MORTGAGES

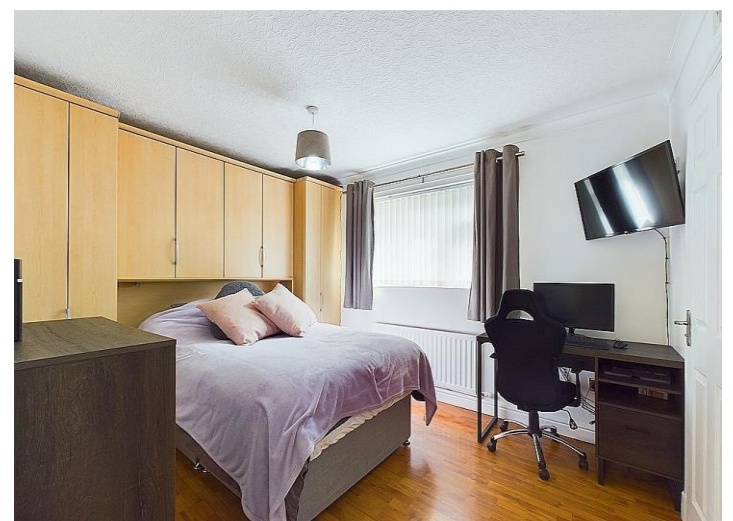
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## NOTE

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.











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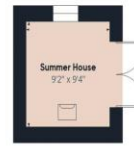








Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
1376.33 ft<sup>2</sup>

(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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