



Highly sought after location

Beautiful open plan kitchen and diner

Separate utility room and downstairs WC

Luxurious bathroom and master ensuite

Well maintained garden, feels very private

Positioned at the end of this exclusive cul-de-sac

Lounge with eye catching fire place

Four spacious double bedroom

Block paved drive and integral garage

Close to numerous schools

Offered for sale with no forward chain, nestled at the end of a highly desirable and rather exclusive cul-de-sac, is this fabulous, detached, family home. The property would be an ideal purchase for a family looking to live in an attractive area which is close to numerous schools. A stones throw from the property is Jericho Primary School and Whitehaven Academy, St Benedict Catholic High School and Hensingham Jr School are all within walking distance. The property is tastefully decorated throughout and has clearly been lovingly maintained by the current owner. As the property is positioned at the end of the cul-de-sac there is attractive outlook from the front and from the rear the garden is backed by mature trees making it feel very private and the perfect place to enjoy your favourite tippie in the company of friends or family. Within the property there is a hallway which leads to a lovely lounge with dual aspect windows and an eye catching fireplace. There is a beautiful, open plan, kitchen and diner with integrated appliances and French doors that lead out to the decked area of the rear garden. Off the kitchen you will also find a utility room where there is also a downstairs WC and a door providing interior access to the garage. Heading up to the first floor the attractive landing leads to all four bedrooms and the bathroom. The bedrooms are all generously sized doubles, some featuring built in wardrobes and the master bedroom also boasts an en-suite shower room. The family bathroom is located centrally on the first floor and feels rather luxurious. At the front of the property there is a drive which provides off street parking and also leads to the garage. The garden has been designed with ease of maintenance in mind and there is plenty of space for garden furniture or children to play. To fully appreciate this lovely home including its position and quality of finish throughout we highly recommend you arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by via a UPVC door with a frosted glass panel and frosted side panels which allows plenty of natural light to flood into the hallway. You will find decorative coving to the ceiling and eye-catching wood effect flooring to the floor. There is a under stairs storage cupboard, double socket and radiator. Half glazed doors lead to the lounge, kitchen/diner and there are stairs to the first floor landing.

Lounge

The centrepiece of this beautiful room is surely the eye catching log effect electric fire. The room benefits from decorative coving and a continuation of the stylish flooring found in the hallway. Two radiators provide plenty of warmth into UPVC double glazed windows plenty of light.



Kitchen/diner

This beautiful and elegant kitchen incorporates a range of grey wall and base units with a complementary worktop with matching splash backs. There is a built-in electric oven and grill with a separate induction hob and extractor in place above with built-in lighting. The kitchen features a wine cooler with wine racks either side. A sink with drainer border mixer tap is set below a UPVC double glazed window that looks out onto the rear garden. The kitchen has a central ceiling light, the dining area pendant lights and there are also in cupboard lights, under cupboard lights and lighting above the sink. The dining area has plenty space for a family sized dining room table and chair set. There is a integrated fridge, decorative coving, modern flooring and two radiators. In addition to the UPVC double glazed window there are also French doors that lead out to the decked area of the rear garden. Leads through to the utility room.



Utility room

The utility room has space for an American-style fridge freezer. There is also plumbing for a washing machine and a handy worktop. The utility has a radiator, extractor and a UPVC double glazed window. Leads to the WC, garage whilst a half glazed UPVC door leads out to the exterior.

WC

WC and wash basin with mixer tap over vanity unit. There is feature wainscoting, chrome heated towel rail and extractor.

Garage

The garage which houses the British Gas combi boiler has lighting, power points and a uPVC double glazed window.



First floor landing

A lovely, spacious landing which has a radiator and uPVC double glazed window enjoying a pleasant outlook along the centre of this cul-de-sac. The landing leads to all bedrooms, bathroom and also the loft.

Bedroom one

A lovely double bedroom which features a built-in wardrobe and ensuite. The bedroom has laminate flooring, radiator and two uPVC double glazed windows.

En-suite

Comprises of a shower cubicle, WC and designer wash basin with mixer tap over a lovely vanity. There is tiled flooring, part tiled walls, radiator, extractor and uPVC double glazed frosted window.

Bedroom two

A second double bedroom with laminate flooring, radiator and uPVC double glazed window to the rear.

Bedroom three

A third well presented double bedroom which has a built-in wardrobe, radiator and uPVC double glazed window that looks out over the rear of the property.

Bedroom four

Another lovely bedroom, also a double that benefits from a built in wardrobe, radiator and uPVC double glazed window enjoying a pleasant outlook to the front.

Bathroom

A beautiful and luxurious bathroom comprising of a oval bath with designer, freestanding mixer tap with shower attachment. There is an oversized pedestal hand wash basin with mixer tap and a three door mirrored cabinet above providing useful storage. There is also a WC, tiled floors, partially tiled walls, designer chrome heated towel rail, extractor and two rows of ceiling spotlights. A uPVC double glazed frosted window also provides plenty of natural light.

Exterior

At the front of the property there is a block paved driveway which provides offstreet parking for two cars and also leads to the garage. There is access around either side of the property to the rear garden. Here you will find a spacious, well maintained lawn area backed by trees. There is also a substantial decking area which feels incredibly private and is a quiet place in which to relax and enjoy the sunshine.



TENURE

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

COUNCIL TAX BAND

D

LOW FEES, LOCAL EXPERTISE

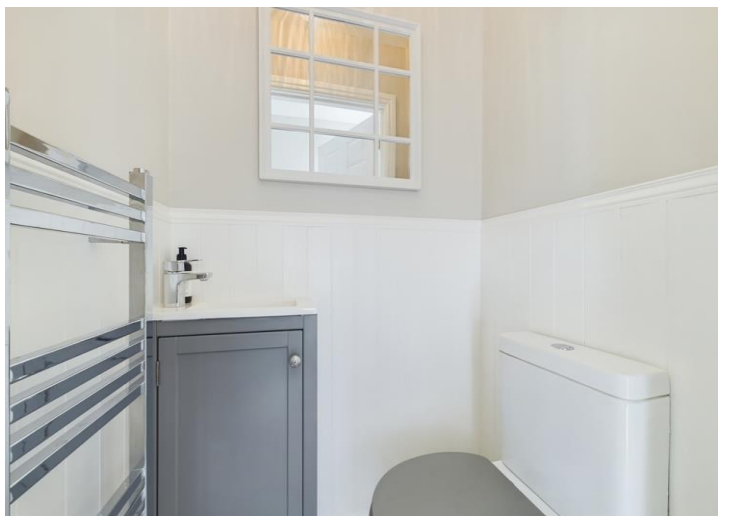
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MORTGAGES

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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

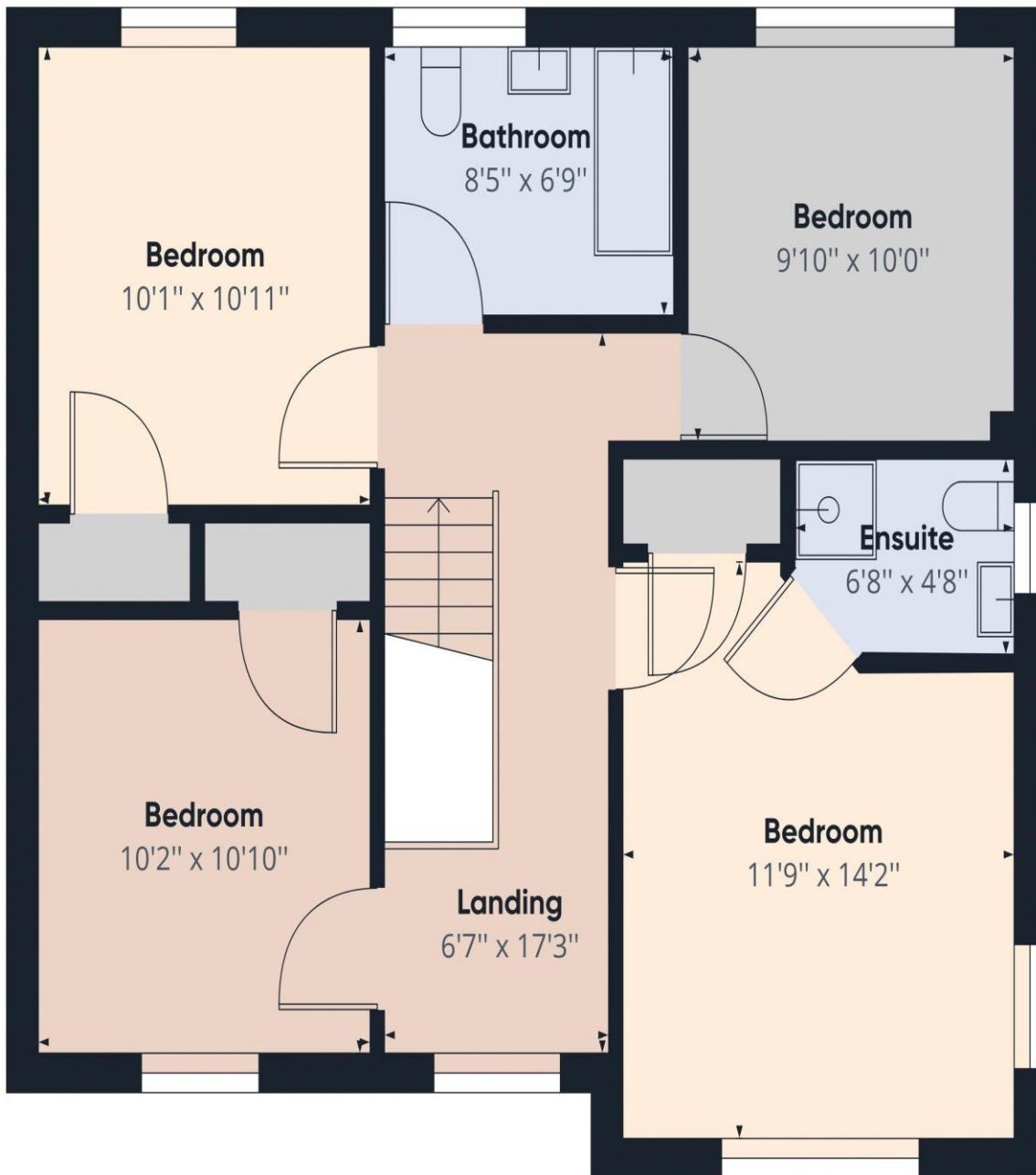


Approximate total area⁽¹⁾
760.96 ft²

(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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Floor 1

Approximate total area⁽¹⁾
704.89 ft²

(1) Excluding balconies and terraces

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