



**Offered for sale with no forward chain**

**Substantial detached bungalow**

**Driveway and double length garage**

**Light and spacious lounge with patio doors**

**Excellent potential and versatile space**

**Four double bedrooms**

**Beautiful gardens**

**Two reception rooms and large kitchen**

**Quiet sought after village location**

**Family bathroom plus master ensuite**

Offered for sale, with no forward chain, is this spacious four bedroom detached Bungalow, the property whilst in need of updating has been meticulously maintained by the previous owner, with the architecture and internal fixtures retaining their 70's charm. Situated in a quiet cul-de-sac, within easy reach of the beautiful lakes and mountains of Wastwater and Ennerdale and close to the Lake District National Park. The Cumbrian coastline is also just a short drive away, where stunning views and picturesque walks are to be enjoyed. The property is set in the attractive village of Beckermet and whilst enjoying a semi-rural feel, the nearby A595 provides excellent transport links to nearby towns. The versatile accommodation offers excellent potential, with an additional lower floor, with garage, storage area and utility which could make a fantastic annex (subject to planning). There are two good size reception rooms and the light and spacious lounge has modern patio doors that open out onto the rear garden, where stunning countryside views are to be enjoyed. The beautifully landscaped gardens wrap around the property, and there is a large driveway and integral garage. The accommodation briefly comprises, entrance hall, light and spacious lounge, good size kitchen and separate dining room. There is a large master which benefits from an ensuite shower and WC and three additional double bedrooms, which all benefit from fitted wardrobes. The family bathroom is also located by the bedrooms with separate WC. To the lower ground floor, there is a large storage room, utility, and double garage. Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass and matching side panels, which provide plenty of natural light. The generously proportioned entrance hall has mahogany balustrades surrounding the staircase, which lead to the lower ground floor. There is a storage heater and internal frosted glazed window. Doors lead to the lounge, dining room and master bedroom.

### External Store

Accessed from the front porch, this useful storage area has lighting and a frosted glass window.

### Lounge

The spacious light and airy lounge is flooded with natural light from a fully double glazed unit to the rear of the room, which incorporates patio doors and side windows and leads onto the rear patio, bringing the outside in. The bay to the front of the room has two uPVC double glazed windows which also look out over the front garden. This large living room would be a fantastic space for entertaining friends and family, with a fireplace set into the chimney breast, with high, grey slate hearth. There is decorative coving to the ceiling and access into the bedrooms.

### Dining room

Accessed from the hallway, the dining room has modern uPVC double glazing to the rear, with two separate windows, providing plenty of light and looking out over the rear garden. This versatile space is currently used as a dining room, but would also make a great sitting room, or has the potential to remove the wall to the kitchen and create an open plan, kitchen diner and family room. This charming room has neutral décor, decorative coving, and a serving hatch with access into the kitchen.

### Kitchen

A generously sized kitchen with seventies décor and featuring a range of navy, high gloss wall and base units with complementary wood effect, worksurfaces and mosaic tiling on three walls, from worktops to ceiling. There is a built-in electric oven and electric hob, a large, stainless steel sink with double drainers and mixer tap, and a serving hatch with decorative shelving either side. There are two uPVC double glazed windows which again provide plenty of natural light, with feature wood panelled wall and an electric storage heater.

### Master bedroom

Accessed from the hallway. The master bedroom is separate from the other bedrooms in the house, creating a lovely master space which incorporates a shower room and WC. The bedroom overlooks the front of the property and has two uPVC double glazed windows and an electric wall heater.

### Master ensuite

The master ensuite is split into a shower room and separate WC with internal door. The shower room incorporates a built-in shower cubicle, with tiled surround and fully tiled walls, there is a pedestal sink and a wall mounted electric towel heater. A door leads into the separate WC which incorporates the toilet and a uPVC double glazed frosted glass window. Here you will find access to the loft.



### Inner hallway

Accessed from the lounge, the inner hallway has a large, built-in storage cupboard which also houses the water tank and provides access into three further bedrooms, the family bathroom, and a separate WC. Provides access to the second loft hatch.

### Bedroom two

Overlooking the front of the property. This spacious double bedroom has two uPVC double glazed window and large built-in wardrobes.

### Bedroom three

A third, well proportioned, light and airy double bedroom which also boasts fitted wardrobes and two uPVC double glazed windows which provide plenty of natural light and looks out over the rear gardens.

### Bedroom four

Generously proportioned fourth bedroom could accommodate a double bed with built-in wardrobes, and a uPVC double glazed window overlooking the rear garden.

### Lower ground floor

Accessed from the main hallway, the stairs lead down to the lower ground floor, where there is a large storage room offering excellent storage and potential for further development.

### Utility

A useful lower ground floor utility space, with plumbing for a washing machine, space for a tumble dryer, fridge and freezer. There is a built-in sink and drainer units, with storage cabinets below. There is mosaic style flooring, a uPVC double glazed window with frosted glass, and a uPVC double glazed door with frosted glass which leads out onto the rear garden.

### Integral garage

The large, double length garage has an up and over garage door and also houses the electric meters. There are two frosted glass windows and a uPVC double glazed door to the rear, which leads out onto the garden. This large space offers excellent potential to create a ground floor annex or additional living space.

### TENURE

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

### COUNCIL TAX BAND E

### EPC F



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## NOTE

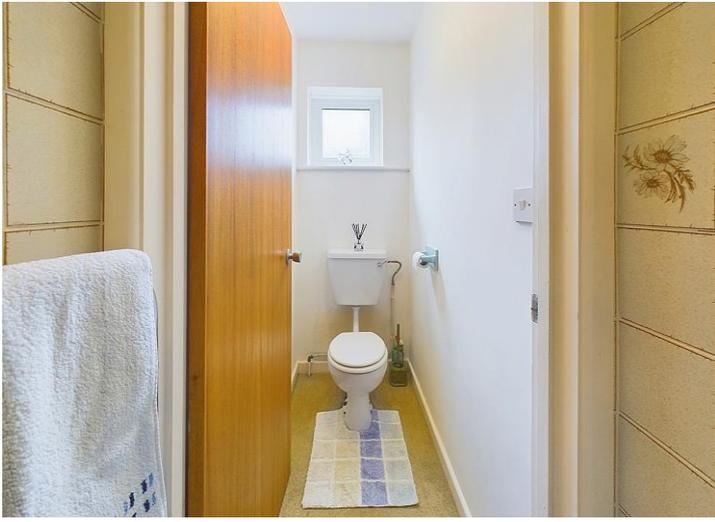
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Floor -1

Approximate total area<sup>®</sup>  
1836.82 ft<sup>2</sup>



Ground Floor

(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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