



Stunning, high-end kitchen boasting bifold doors

Three tastefully decorated bedrooms

Two bedrooms boast fitted wardrobes

Two bedrooms enjoys countryside views

Pleasant garden backed by farmland and countryside

Set within the village, located in a cul-de-sac

A beautiful and elegant home

Spacious, light, and airy lounge

Driveway for up to 4 cars

Immaculate bathroom suite

A fabulous family home

Benefits from a pitched roof garage

This beautiful home is set in the quiet village of Arlecdon and tucked away in a quiet cul-de-sac. Backed by farmland and countryside the property enjoys delightful views as well as peace, quiet and a variety of birdlife visiting the garden. The village is a perfect place from which to explore the quieter lakes and surrounding fells which are within easy reach. The property is in fabulous condition and the current owners have made a wide variety of upgrades. Certain to grab your attention is the stunning kitchen with its integrated appliances and bifold doors that open out to the rear garden. Arriving at the property, you will notice the large driveway which provides off-street parking for up to 4 cars and will be suitable for anybody with a caravan or motorhome. At the end of the drive there is a pitched roof garage. Stepping inside you'll find yourself in the hallway, which leads through to a lovely lounge with a large bay window and alcove to house a flat screen TV. There is a handy downstairs WC and a side door which leads out onto the drive. The kitchen, in addition to its integrated appliances, is beautifully presented and has plenty of space for a dining table and chair set. Heading up to the first floor your eyes will be drawn to the stylish wood balustrade, and throughout the property there are lovely doors leading from room to room. The property has three well presented bedrooms, with two boasting fitted wardrobes, and two enjoying lovely views across farmland and countryside. The bathroom, which is located on the first floor, looks like new and is finished to the highest of standards. At the rear of the property there is a low maintenance garden which is perfect to enjoy the sunshine, with a wide variety of seating areas. The garden is securely fenced around making it perfect for those with children or pets. As the garden is backed by farmland and countryside you will find a variety of birds visiting the garden throughout the day. To fully appreciate this beautiful home, it's style and quality finish, please contact the office to arrange your viewing.

ACCOMMODATION

Hallway

The hallway certainly sets the scene for the stylish and tasteful décor you will find throughout the property. The hallway has stylish flooring, a radiator, and a uPVC double glazed window. An eye-catching door leads through to the lounge and there are stairs to the first floor landing.

Lounge

This beautifully presented room has a feature alcove which is ideal for an electric style wood-burning stove. Above this alcove is a recess which has been carefully designed to house a large flat screen TV. Another lovely feature of the room is the uPVC double glazed bay window which has a designer radiator below and looks out to the front of the property. The room has decorative coving and a continuation of the stylish flooring found in the hallway. From the lounge there is a side hall area which leads to the downstairs WC, open plan kitchen and diner, whilst a half-glazed uPVC door provides easy access out onto the side of the property.

Kitchen/diner

When you step into this beautiful room you can't fail to miss, not only the stunning kitchen, but the set of bifold doors which lead out onto the patio area of the rear garden. The kitchen has a range of grey shaker style, wall and base units with a complementary Quartz worktop and matching up stands. There is a built-in, self-cleaning electric oven, a built-in combination microwave/oven with a separate induction hob with a Quartz splashback and stainless steel extractor canopy above, with built-in lighting. The kitchen also features an integrated dishwasher and fridge freezer. There is a sink with mixer tap and the drainer grooves are set within the Quartz worktop. There are two ceiling lights, one above the kitchen and one in the dining area and under cupboard lights. The floor is laid with an attractive LVT style flooring and in addition to the bifold doors there is a uPVC double glazed window, making it a light and airy room. A large designer radiator provides plenty of warmth.

WC

Here you will find a toilet and wash basin with mixer tap over a vanity unit which provides useful storage. There is modern flooring and a uPVC double glazed frosted window.

First floor landing

The style and décor continue up to the first floor and you can't help but notice the attractive wood banister. The landing has a handy power point, airing cupboard and a uPVC double glazed window.



Bedroom one

A lovely double bedroom boasting a three-door fitted wardrobe. The room has connections for flat screen, wall mounted TV and a radiator is neatly placed below a uPVC double glazed window that enjoys a pleasant outlook of the rear garden and onto farmland and countryside beyond.

Bedroom two

A second, beautifully presented bedroom. Again, the bedroom boasts a three-door fitted wardrobe providing fantastic storage. There are connections for a flat screen, wall mounted TV, a radiator, and a uPVC double glazed window.

Bedroom three

Currently used as a home office/dressing room, this tastefully decorated third bedroom has modern flooring and a radiator neatly placed below the uPVC double glazed window, with views that look out over farmland and countryside.



Bathroom

The bathroom certainly has an elegant feel and comprises of a bath with mixer tap, glass screen and shower above, a toilet and a wash basin with mixer tap, set over a vanity unit. There is a designer, chrome heated towel rail, partially tiled walls, stylish LVT flooring and a uPVC double glazed frosted window.

Garage

The garage, which has a pitched roof, benefits from an up and over door, lighting, power points and pedestrian access as well as a window to the rear. The boiler is discreetly located in the garage and there is plumbing for a washing machine.



Exterior

As you arrive at the property you will notice there is plenty of parking as the driveway has been extended to accommodate up to 4 cars. At the rear you will find a delightful, well maintained garden with a substantial patio area providing a choice of seating. The garden gets the sun throughout the day and is a lovely place in which to spend time with friends, family or for the children to play. The garden has an area of artificial turf and a low maintenance, chipped blue slate border. The garden is securely fenced around and has a couple of mature trees which attract a variety of birdlife.

TENURE

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

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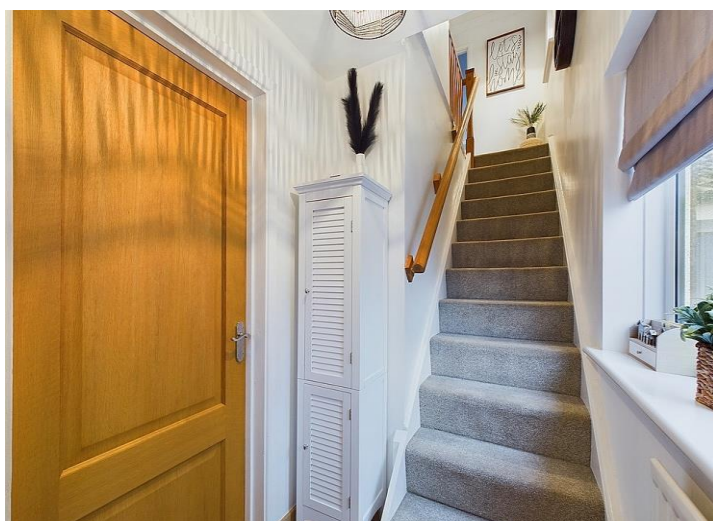
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NOTE

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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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area^① 962.08 ft²</p> <p>Reduced headroom 2.09 ft²</p>
 <p>Ground Floor Building 2</p>		<p>Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p>GIRAFFE360</p>