



Benefits from a drive, garage and low a maintenance garden

Excellent base to explore the quieter western lakes

Positioned in an attractive cul-de-sac

Kitchen/diner with French doors

Nestled in a quiet, popular village

Ideal first home or to downsize

Well presented lounge

Stylish bathroom suite

Located in the quiet village of Arlecdon, is this well presented, three bedroom semi-detached home. A perfect choice for first-time buyers, or with its three bedrooms, it would also be an excellent home for a family. The village is a fantastic base in which to explore the quieter western lakes, the surrounding fells and the Cumbrian coastline which can be reached by car. The village is surrounded by countryside and is ideal for those who enjoy, not only peace and quiet but pleasant walks. A short distance from the property and you will find Arlecdon Primary School. The property, which is tastefully decorated benefits from a hallway with double doors opening up to the light and airy lounge. Beyond the lounge you will find the open plan kitchen and diner that boasts French doors, leading out to the rear garden. Heading up to the first floor, there are three tastefully decorated bedrooms with the master bedroom benefiting from fitted wardrobes. The stylish shower room is located by the bedrooms on the first floor. At the front of the property, there is a low maintenance garden and driveway which extends along the right hand side of the property, providing plenty of off-street parking and leads to the garage. At the rear of the property you will find a low maintenance garden which is laid with mixed sized flags, enjoying the sun, and is partially fenced and partially walled around. To fully appreciate this lovely home please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

Hallway The hallway is accessed via a composite door with frosted glass panels. There is decorative coving and double doors that open up to the lounge. From the hallway there are stairs leading up to the first floor.

Lounge

A tastefully decorated room, benefiting from decorative coving, wall mounted lighting and an under stairs storage cupboard. A radiator is centrally placed below a uPVC double glazed window that looks out to the front and a door to the rear of the room leads through to the kitchen.

Kitchen/diner

The fitted kitchen incorporates a range of blue wall and base units with a complementary worktop and tile splashback's. There is a built in electric oven and grill, with a separate electric hob and extractor in place above. A sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out onto the garden and there is space for a breakfast table and chair set, or a sofa if desired. The kitchen benefits from a radiator and uPVC French doors with fitted blinds, allowing in additional natural light and lead out to the garden.

First floor landing

The landing benefits from a uPVC double glazed window allowing in plenty of light. Doors lead through to all three bedrooms and the shower room.

Bedroom one

The well presented, double bedroom benefits from a two door built in wardrobe, there is decorative coving, a radiator and a uPVC double glazed window to the front.

Bedroom two

A second, tastefully decorated bedroom features an alcove which could be used as a wardrobe if desired. There is a radiator and a uPVC double glazed window, that has a lovely outlook over the rear garden and onto countryside beyond.



Bedroom three

The third bedroom is currently set up as a lovely nursery. There is a useful cupboard, a radiator and a uPVC double glazed window that looks out to the front.

Shower room

The stylish shower room comprises of a shower cubicle, with both a monsoon and a handheld showerhead, there is a wash basin with mixer tap, set over a vanity unit providing useful storage, the shower room also features a toilet, a chrome heated towel rail, the walls have stylish, and easy clean PVC panels, ceiling spotlights and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is a spacious block paved driveway which extends along the right hand side and leads to the garage. There is a low maintenance garden to the front, as well as gravel beds, and a mature hedge providing privacy. At the rear, the low maintenance garden enjoys the sun throughout much of the day. The garden is laid with attractive mixed sized flags and is partially fenced and partially walled around.

Garage

The garage is located towards the rear of the property, with an up and over door and pedestrian access to the side. There is lighting, power points and two windows provide lots of natural light.

TENURE

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

COUNCIL TAX BAND A

EPC C



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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.





