



Well presented three bedroom home

Stylish modern family bathroom

Contemporary kitchen and separate utility

Popular residential area

Large corner plot

Lovely conservatory

Open plan lounge diner

Easy access to the A595

Enjoying a spacious corner plot, this lovely, three bedroom semi-detached home is nestled in the bottom of a quiet cul-de-sac in the popular area of Thornhill. There is easy access to the A595 and the neighbouring towns of Egremont and Whitehaven, with a convenient local shop, just a short walk away. The accommodation briefly comprises, entrance hall, contemporary kitchen, open plan lounge diner with uPVC doors leading to a lovely conservatory and useful utility room. To the first floor, there are three good size bedrooms, and a stylish modern family bathroom. The property enjoys a large corner plot, which incorporates a pleasant front garden with large storage shed and access to the rear garden, with large lawn area, mature trees, and shrubs to the borders. The garden is enclosed with fencing that wraps around the garden. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a modern composite door, with frosted glass panel and matching frosted glass side windows, there is a single panel radiator, stairs to the first floor and access into the kitchen.

Kitchen

A modern contemporary kitchen, with a range of wood wall and base units with complementary Quartz effect work surfaces, matching up stands and under cabinet lighting. There is a sunken, composite sink with draining grooves set into the worktop and a modern mixer tap, a built-in, double, electric oven, a stainless steel gas hob above with integrated extractor hood, a useful, built-in pantry style cupboard for storage, double panel radiator, wood effect vinyl flooring and access into the lounge diner and utility. With a uPVC double glazed window overlooking the rear garden.

Lounge diner

A spacious, open plan, dual aspect lounge diner. To the lounge area there is a feature gas fire with tiled hearth, decorative wooden surround and mantle, a TV point, decorative dado rail and a uPVC double glazed bay window overlooking the front of the property and providing plenty of natural light, with a single panel radiator below. To the dining area, there is a single panel radiator and uPVC double glazed patio doors that lead out onto the conservatory.

Conservatory

A lovely addition to the property, the dwarf wall conservatory has wraparound uPVC double glazed windows with uPVC double glazed patio doors that lead out onto the rear garden, there is modern, neutral décor, and wood effect laminate flooring.

Utility

A useful rear utility, with wall and base units with worktops that match the kitchen, tiled splashbacks, plumbing for a washing machine and space for a tumble dryer. A uPVC double glazed window looks out over the rear garden, and a uPVC double glazed door provides access to the side garden.

First floor landing

The bright and airy landing space has a uPVC double glazed window overlooking the side of the property, with a lovely fell view, loft access to the ceiling, and access into the bedrooms and the family bathroom.



Master bedroom

A spacious, light, and airy, well presented, master bedroom with a useful, built-in storage cupboard with shelving, dado rail, a uPVC double glazed window overlooking the front of the property, and a single panel radiator.

Bedroom two

Another good sized double bedroom, with a uPVC double glazed window, overlooking the rear of the property, with a single panel radiator below.

Bedroom three

Generously proportioned third bedroom, with a useful 'over stairs' storage cupboard, housing the combi boiler, a uPVC double glazed window overlooking the front of the property, and a single panel radiator.

Family bathroom

A stylish, modern bathroom, with suite briefly comprising of a 'P' shaped shower bath, with central, waterfall mixer tap, hinged curved glass shower screen and mixer shower, with both rainfall and jet showerhead attachments, a large, high-gloss vanity unit with pull out storage, and storage cabinets, incorporating a hand wash basin with waterfall mixer tap and concealed cistern toilet with mounted flush. There is panelling and spotlights to the ceiling, modern, marble effect panelling to the walls, wood effect vinyl flooring, a chrome, towel heating radiator and two uPVC double glazed windows with frosted glass.

Externally

The property enjoys a large corner plot, which incorporates a pleasant front garden, with a large storage shed and access to the rear garden, with a large lawn area, mature trees, and shrubs to the borders. The garden is enclosed with fencing that wraps around the garden.

TENURE

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

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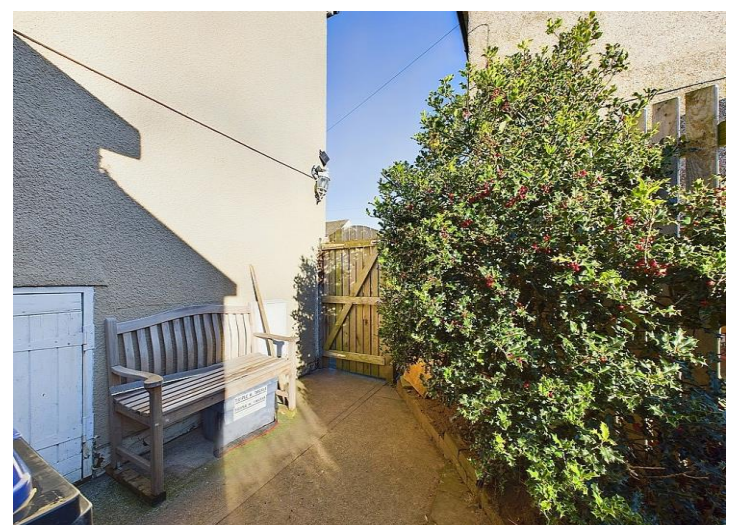
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NOTE

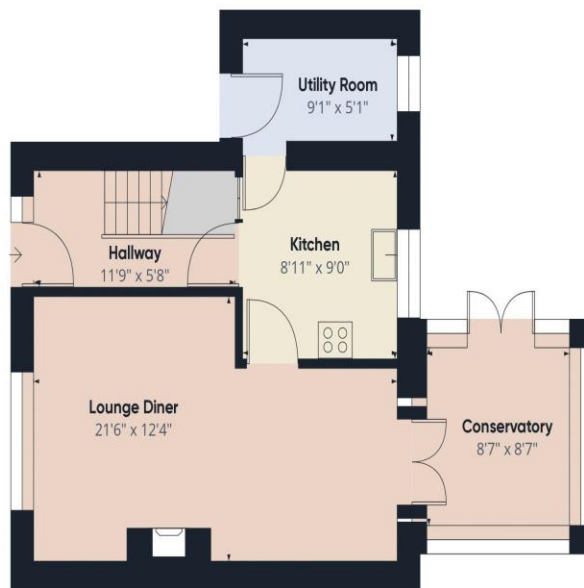
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Ground Floor

Approximate total area¹⁶
907.95 ft²



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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