



**Family bathroom and master ensuite**

**Low maintenance rear garden**

**Well Presented throughout**

**Three bedrooms**

**Open plan kitchen diner**

**Lovely modern home**

**Popular village location**

**Large summerhouse**

**Double driveway**

**Downstairs WC**

Located in the popular village of Dearham, is this well presented, modern, three bedroom home, with the added bonus of a large log cabin/ summerhouse in the garden. The village of Dearham, has long been a popular place to live with numerous amenities, including a garage, post office, pubs, and shops. Dearham Primary School is also just a short walk away. The property is situated on a popular, modern estate and would be a perfect home for first time buyers, couples, or families. Stepping inside, you'll find yourself in the hallway, which leads through to a lovely, light and airy lounge. Beyond the lounge you will find the contemporary, open plan kitchen and diner which boasts French doors, that lead out to the rear garden. The ground floor also has a handy downstairs WC. Heading up to the first floor you will find three, well presented bedrooms., the master bedroom boasts a stylish ensuite shower room. The family bathroom is conveniently located between the bedrooms on the first floor. At the front of the property, you will notice the drive, which is laid with tarmac and provides off-street parking for two cars. There is access around the left hand side of the property to the rear garden. The rear low maintenance garden has a patio and artificial lawn, to the rear of the garden is a fantastic log cabin, which offers versatile space and is currently used as both a home office space, and a garden bar, ideal for entertaining friends and family, with an additional storage area to the side. The garden is securely fenced around with gated access making it an ideal choice for anybody who has pets or young children. To fully appreciate this fabulous home please call the office and we will arrange a viewing.

## ACCOMMODATION

### Entrance hall

Entered through a modern, composite door with frosted glass panel, the well presented entrance hall has modern, neutral décor, perfectly complemented by the grey oak effect laminate flooring, with access into a useful downstairs WC, stairs to the first floor and a door into the lounge.

### Lounge

Beautifully presented, light and airy lounge, With a large, useful under stairs storage cupboard, there is modern décor, wall mounted TV connections and electrical sockets, modern, grey, wood effect laminate flooring and a uPVC double glazed window overlooking the front of the property, with a single panel radiator below.



### Kitchen diner

A contemporary, modern, open plan kitchen diner. To the kitchen area, there is a range of wall and base units with contrasting wood effect work surfaces and matching up stands, there is a built-in stainless steel, electric oven, a stainless steel hob with stainless steel splashback and an extractor hood above, plumbing for a washing machine, space and plumbing for a dishwasher, a 1.5 stainless steel sink and drainer unit, with a modern mixer tap with detachable end. To the dining area, there is ample space for a table and chairs set, and uPVC double glazed patio doors, that lead out onto the rear garden and provide plenty of natural light. The modern, neutral décor is complemented by the wood effect laminate flooring and there is a uPVC double glazed window, overlooking the rear garden and modern spotlights to the ceiling.



### First floor landing

The first floor landing benefits from a useful built-in storage cupboard, with two tone balustrades and modern décor. Provides access into three bedrooms and the family bathroom.

### Master bedroom

A well presented, spacious master bedroom, with modern neutral décor, a uPVC double glazed window overlooking the front of the property, with a single panel radiator below, a TV point and a useful, built-in over stairs storage cupboard and access into the ensuite.



### Master ensuite

A stylish modern ensuite shower room comprising of a corner shower cubicle with sliding glass doors and mixer shower, with both rainfall and jet showerhead attachments, a pedestal sink with mixer tap and a push button flush toilet. The ensuite has modern PVC panelled splash backs, neutral décor, a uPVC double glazed window with frosted glass, a single panel radiator and tile effect flooring.

### Bedroom two

Double bedroom with modern décor, a TV point, a uPVC double glazed window which overlooks the rear garden and a single panel radiator.

### Bedroom three

A good size single bedroom, with a uPVC double glazed window overlooking the rear garden, with a single panel radiator below and a TV point.

### Family bathroom

A contemporary modern family bathroom, with suite briefly comprising of bath, pedestal sink with mixer tap and a push button flush toilet, the bathroom benefits from modern, part tiled walls, with decorative border tiles, wood effect tiled flooring, neutral decor and single a panel radiator.

### Summer house

The owners have built a fantastic summerhouse to the rear garden to offer additional space this lovely summerhouse is versatile and is currently used as both a home office and a garden bar, ideal for entertaining friends and family, with double wooden doors, glazed windows, a wall mounted heater, lighting and electrics and a built-in bar with additional storage shed to the side.

### Externally

The front of the property enjoys ample off-road parking with a double driveway, with gated side access to the rear, where there is a lovely patio and low maintenance, artificial lawn which is fenced around, with the summer house located at the bottom of the garden, to the side of the summerhouse there is an additional storage shed providing excellent storage.

### TENURE

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

### COUNCIL TAX BAND B

### EPC B



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

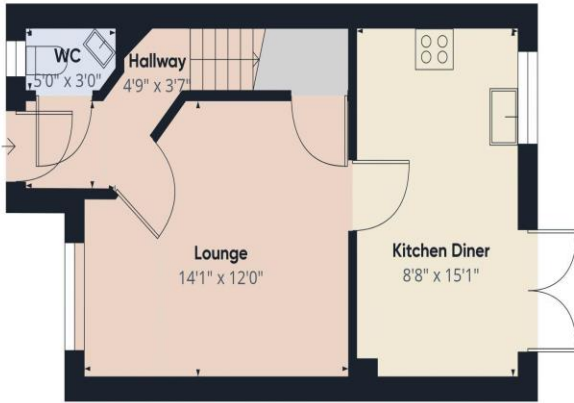
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.



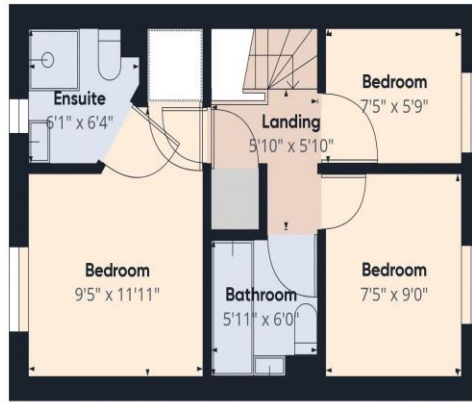


First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

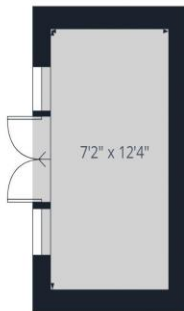
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

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.

GIRAFFE360