



Located on a sought-after residential development

Three tastefully decorated, generously sized bedrooms

Walking distance to town centre and schools

Lovely lounge with French doors to the garden

Spacious, sun trap garden to the rear

Beautiful master ensuite and bathroom

Nestled at the end of a quiet cul-de-sac

Stylish kitchen with integrated appliances

Benefits from a handy downstairs WC

Driveway and garage for parking

This stylish, modern home is located in a popular, residential development on the outskirts of Egremont. The property is positioned at the end of a quiet cul-de-sac, making it an attractive home for families. The town centre of Egremont with its range of shops and amenities can be reached in just a 5 to 10 minute walk as can pleasant walks along the river Ehan and surrounding countryside. There are numerous schools within the town, and many are within easy walking distance, including West Lakes Academy. The property is in superb condition and from top to bottom is tastefully decorated and ready to move into, you would simply need to unpack. Stepping inside, you'll find yourself in the hallway which leads through to the lovely lounge, with its attractive fireplace and French doors that lead out onto the patio of the rear garden. The kitchen looks like new and benefits from integrated appliances, and there is plenty of space for a table and chair set. On the ground floor you will find a handy WC. Heading up to the first floor, the spacious landing has an area which can be used as a home office. The three bedrooms are of a generous size, including the spacious master bedroom which boasts a beautiful ensuite shower room. The family bathroom is also located off the landing, and like the rest of the property, is in immaculate condition. There is no issue with parking here as the property benefits from a driveway and an integral garage. At the rear, the sun trap garden is a perfect place to spend the summer months with friends or family. The garden is securely fenced around, making it ideal for young children to play on the spacious lawn. To fully appreciate this property please contact the office and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered by a composite door with frosted glass panel, setting the scene for the style you will find throughout the property. Eye-catching, glazed doors lead through to the lovely lounge and the kitchen and there are doors to the downstairs WC and a useful under stairs storage cupboard. The hallway benefits from modern flooring, a handy double socket and phone point.

Lounge

This lovely room has lots of natural light via the uPVC French doors which have side windows and lead out to the patio area of the rear garden. The lounge benefits from decorative coving, a TV point and a stylish, log effect gas fire set on an attractive papered wall.



Kitchen

The stylish kitchen incorporates a range of wall and base units with a contrasting worktop and matching up stands. There is a built-in electric oven with a separate gas hob and a stylish tile splash back and extractor fan in place above. The kitchen boasts an integrated microwave, fridge, and dishwasher. A 1.5 stainless steel sink and draining board with mixer tap is set below a uPVC double glazed window that looks out to the front.

WC

Here you will find a toilet and pedestal hand wash basin with mixer tap and tile splashback.

First floor landing

The spacious landing has a uPVC double glazed window located halfway up the stairs, illuminating not only the landing, but the hallway below. The landing has a useful cupboard and an area which can be used as a home office. Provides access to all three bedrooms, the family bathroom, and the loft.



Master bedroom

A beautifully presented double bedroom with a TV point, decorative coving and a uPVC double glazed window that looks out over the rear garden. The master bedroom also features an ensuite shower room.

Master ensuite

this stunning ensuite shower room comprises of a shower cubicle with sliding door, and both rainfall and handheld showerhead's, the control set on the tiled surround. There is a lovely, navy blue vanity unit, where you will find a toilet and wash basin, with mixer tap and providing plenty of storage. Above the vanity you will find a mirrored, two door cabinet which provides additional storage. The room has an extractor fan, decorative coving and a uPVC double glazed frosted window.



Bedroom two

A second, spacious and tastefully decorated double bedroom with a large uPVC double glazed window, with views looking out to the front.

Bedroom three

The third bedroom, just like the previous two, is tastefully decorated and in excellent condition. The room benefits from a uPVC double glazed window that looks out on to the rear garden.

Bathroom

The bathroom, like the entire property, is in superb condition and has been excellently maintained. There is a bath with mixer tap, glass screen and shower above, a toilet and pedestal hand wash basin with mixer tap. The bathroom benefits from partially tiled walls and an eye-catching papered wall creating quite a feature. There is also an extractor and a uPVC double glazed frosted window.

Garage

The garage benefits from an up and over door to the front, and there is a pedestrian door to the rear. The garage has lighting and power points.

Exterior

At the front of the property, there is a driveway, providing off-street parking and the drive leads to the garage. There is a small garden to the front, which is largely laid to lawn but has a few shrubs which provide a splash of colour. To the rear, the spacious garden is quite the sun trap making it a fantastic place to spend the summer months. The garden is securely fenced around, with an spacious patio and large lawn, making it an ideal choice for anybody with pets or young children.

TENURE

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

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NOTE

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