



A most impressive and stylish family home

Beautiful kitchen with range cooker and separate utility room

Huge master bedroom with fitted wardrobes and en-suite

Open plan living, with a lounge/diner and kitchen

Dining area boasts bi-fold doors to the garden

Four spacious double bedrooms

Stylish four piece bathroom suite

Spacious drive and integral garage

Spacious lounge with wood burning stove

Well maintained, low maintenance garden

If you are looking for a stylish, modern, new build style home then look no further. Situated in a highly desirable area of High Harrington, High View is a bespoke, three/four bed, executive style property that has been finished to an exceptionally high standard. This area has long been a highly sought after location with the nearby towns of Whitehaven and Workington both just a 10 minutes drive away. Harrington has schools, shops and a lovely harbour where pleasant walks and view towards Scotland are to be enjoyed. Not only does the property have a tremendous amount of curb appeal, but there is an incredible amount of style to be found within. From the entrance hall you will find a spacious lounge, boasting a multi fuel stove which opens up to the diner that provides access to the kitchen and enjoys bi-folding door leading out to the garden. The kitchen boasts high gloss black and white units, accentuated with stylish designer lighting and features integrated appliances and there is a range cooker. There is a downstairs bedroom, which would equally suit a playroom, games room or office. There is a downstairs WC and a large utility room. To the first floor are three double bedrooms, with the very spacious master boasting a stylish en suite, with matching décor to that of the main bathroom. Externally, there is a low maintenance garden surrounding the property, with a block paved driveway providing plenty of parking and also leading to the garage. Internal viewing is highly essential to truly appreciate this gem of a property.

ACCOMMODATION

Hallway

Entered through a composite door with double glazed frosted glass and side panel. You will find Karndean flooring, a double panel radiator, a handy power point, decorative coving, sunken ceiling spotlights and mains smoke alarm for peace of mind. Provides access to the lounge with stairs to first floor landing and a large storage cupboard.

Lounge

A fabulous lounge boasting a multifuel stove set within a sandstone chimney breast and providing a lovely, warm, feeling for those cooler days. There are sunken ceiling spotlights, mains smoke alarm, CO alarm, decorative coving and Karndean flooring. There is a double panel radiator and a large uPVC double glazed window. Leads through to the dining area.

Dining area

There are modern sunken ceiling spotlight, dropped coving with stylish LED lighting and Karndean flooring. There is a double panel radiator, a uPVC double glazed window and bi-folding doors leading into the rear garden. Leads through to the kitchen.

Kitchen

An ultra stylish kitchen, comprising of: a range of high gloss, white and black, wall and base units, a complementary worksurface, a three door cooker with a five ring electric hob, a stainless steel splash back and stainless steel extractor canopy in place above. There is an American style fridge/freezer with water and ice, enclosed by pull out larder units. There is a wine cooler, an integrated dishwasher, a 1.5 sink with drainer board and designer mixer tap. You will find modern, sunken, ceiling spotlights, beautiful dropped coving with stylish LED lighting, a tiled splash back, Karndean flooring, pelmet lighting, a double panel radiator, mains smoke alarm and a uPVC double glazed window. Leads to the utility.

Utility room

The utility has high gloss wall units, a worksurface, tiled splash back and Karndean flooring all matching that of the kitchen. There is space for a tumble dryer and washing machine, a stainless steel sink with a drainer board and mixer tap, an extractor fan, a double panel radiator, mains smoke alarm, a uPVC double glazed window and a uPVC double glazed door leading out to the front of the property.



Downstairs bedroom/office

A good sized room that could be used as a bedroom, an office or a playroom. There are sunken ceiling spotlights, a double panel radiator, an under stairs storage cupboard with power points and a uPVC double glazed window.

Hallway/storage room

There is a handy power point and ample storage that would be ideal for coats and shoes. Leads to the downstairs WC.

Downstairs WC

This handy downstairs WC has a toilet, a pedestal hand wash basin with mixer tap, a single panel radiator and Karndean flooring.

First floor landing

The stairs feature a half landing which leads to the garage. There are feature LEDs set within the stairs, a single panel radiator, sunken ceiling spotlights, mains smoke alarm and an airing cupboard with a radiator. Provides access to three bedrooms and the loft.

Master bedroom

A huge double bedroom boasting a large uPVC double glazed window, a Velux window creating a stunning, light and airy space. There are two double panel radiators providing ample warmth when required and sunken ceiling spotlights. Leads to the master en-suite.

En-suite

A stylish en-suite boasting a shower cubicle with twin sliding doors and a Mira shower placed on a tiled surround. You will find a floating hand wash basin with waterfall mixer tap, a toilet, a single panel radiator, sunken ceiling spotlights, an extractor fan, Karndean flooring and a Velux window.

Bedroom two

A large double bedroom with sunken ceiling spotlights, a double panel radiator and a uPVC double glazed window with a pleasant outlook.

Bedroom three

A third double bedroom with sunken ceiling spotlights, a single panel radiator, built in storage cupboard and a uPVC double glazed window.



Bathroom

A luxury style bathroom comprising of: a shower featuring twin sliding doors with the shower controls integrated into a tiled surround. There is an oval bath with a mixer tap and feature tiled alcove above, feature LED lights, a floating hand wash basin with waterfall mixer tap, a toilet, a double panel radiator, part tiled walls, an extractor fan, Karndean flooring and uPVC double glazed frosted glass window.

Garage

The garage houses the Baxi combi boiler and there are handy power points, lighting, mains smoke alarm and an electric up and over door.

Exterior

To the front of the property there is a lawn and large block paved driveway leading to the garage, providing ample off street parking. A paved path surrounds the property and leads to the spacious, lawned, rear garden which is enclosed by a fence, creating a safe space for children and pets.

TENURE

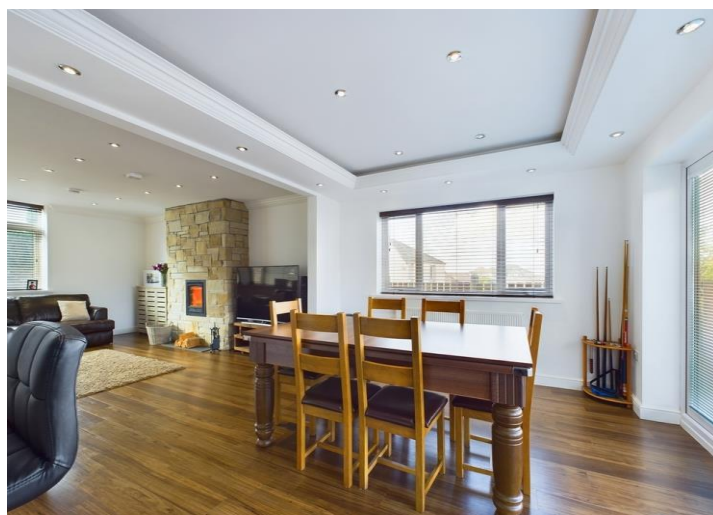
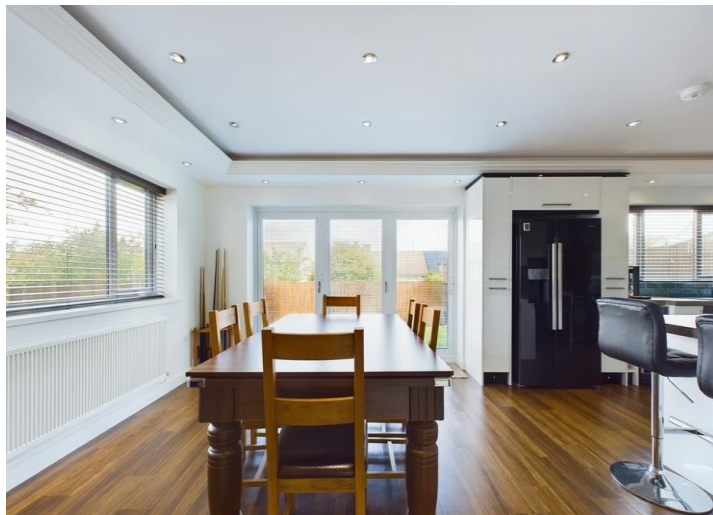
We have been informed by the vendor the property is freehold.

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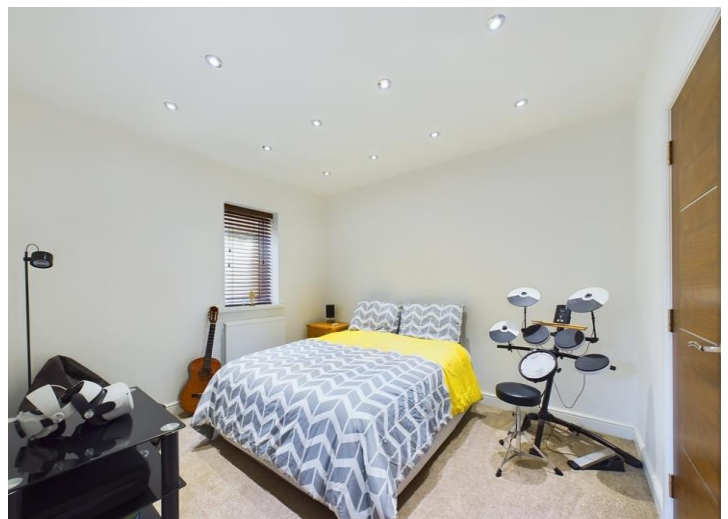


MORTGAGES

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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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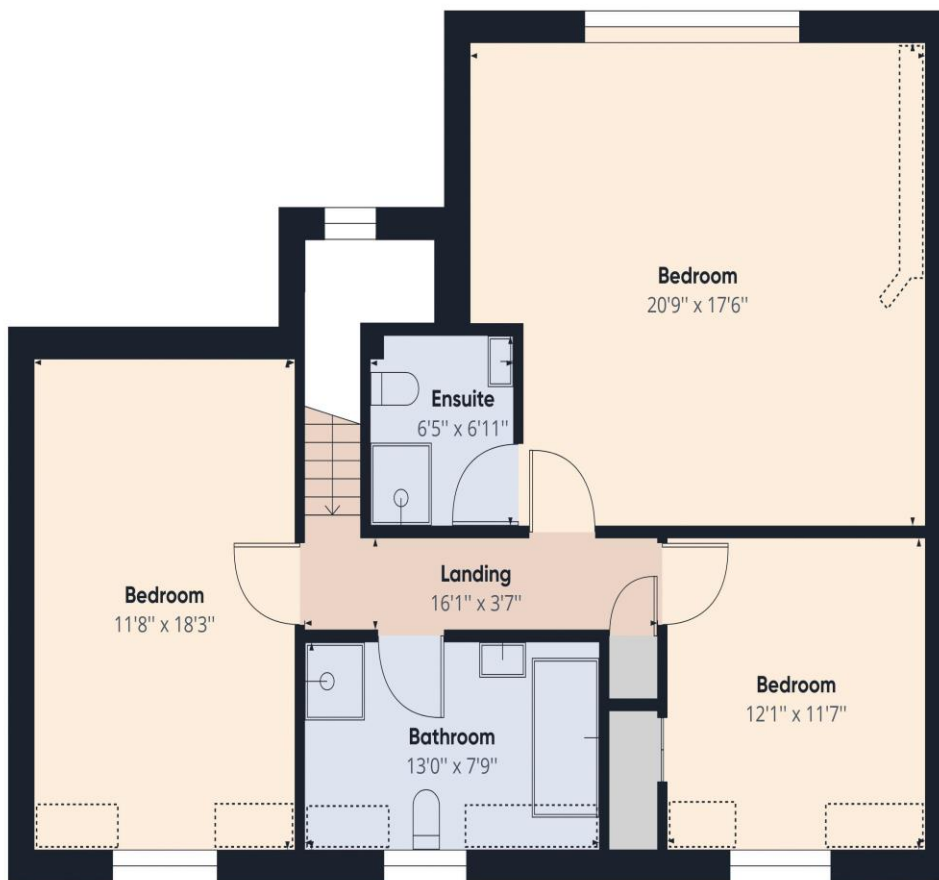
Ground Floor

Approximate total area⁽¹⁾
1170.78 ft²

(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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Floor 1

Approximate total area⁽¹⁾
936.47 ft²

Reduced headroom
51.37 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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