



**A most impressive and spacious family home**

**Boasts bifold doors that open out to the rear garden**

**High-end kitchen with integrated appliances and separate utility**

**Downstairs bedroom with ensuite, could be a games room**

**Master bedroom with walk-in wardrobe and ensuite**

**Spacious drives and low maintenance garden**

**A few minutes to nearby town and coastline**

**Stunning kitchen/diner with living area**

**Lovely lounge entered by a double doors**

**Beautiful, immaculate bathroom suite**

**Additional four spacious double bedrooms**

**Two bedrooms share a Jack and Jill shower room**

**Impressive hallway and landing area**

**Highly desirable village location**

Some properties are just more impressive than others and that is certainly the case here. This incredibly spacious detached home is located in the highly desirable village of Sandwith, which has long been a sought-after place to live. The picturesque village is just a five-minute drive from the nearby town of Whitehaven and within easy reach of the Cumbrian coastline. The village has a local pub called the Dog and Partridge where they play live music and serve a range of food and drinks. Now the property itself is in incredible condition, in fact you would describe it as being like new. It is beautifully presented, and tastefully decorated from top to bottom. It truly is a fine example of a modern and spacious family home. Step inside and you will find yourself in the vestibule with double doors opening up to the hallway, which set the scene for the style and décor you will find throughout the property. A second set of double doors lead through to the lovely lounge which enjoys plenty of space. At the end of the hallway, a door leads through to the heart of the home. Step inside the 30 foot long kitchen/diner and living area. The high-end kitchen has an island, integrated appliances, and there are bifold doors which open out to the rear garden. This incredibly spacious room is simply fabulous. The ground floor has a spacious double bedroom with an ensuite shower room. This bedroom could also be used as a games room, sitting room or a very spacious home office. The ground floor also has a utility room located off the kitchen which has the central heating system. The running costs of the property are relatively low as there is an air source heat pump and solar panels. Heading up to the first floor, you'll find yourself on the spacious and attractive landing. Off the landing you can access four spacious, double bedrooms and the family bathroom. The master bedroom boasts a beautiful ensuite shower room and a walk-in wardrobe. Two of the double bedrooms also benefits from sharing a Jack and Jill shower room. The bathroom feels incredibly luxurious, and like the rest of the property is in superb condition. Stepping outside, to the front you will see the spacious tarmac driveway, offering plenty of off-street parking. You can access the rear garden via either side of the property. At the rear you'll find a spacious patio area and a large area of artificial turf, making the garden low maintenance, yet perfect to sit out, relax, or let children play. The garden feels very private and is ideal for parties, barbecues or simply relaxing with your favourite drink. To fully appreciate the space this property offers and its quality and delightful village location, please contact the office to arrange a viewing.

## ACCOMMODATION

### Vestibule

Step through the stylish, composite door into this vestibule and you'll immediately notice the beautiful hallway visible behind the double doors. The vestibule has stylish flooring, a radiator, double socket, spotlight, and a light tunnel. There is a half glazed, double doors opening up to the hallway.

### Hallway

The beautiful hallway, like the rest of the property, is beautifully presented. There is plenty of light via ceiling spotlights and an under stairs storage cupboard provides useful storage. You will notice the high-end doors, oak banister and a second set of half glazed double doors, that open up to the lounge.



### Lounge

A spacious and tastefully decorated room with two rows of ceiling spotlights. To one wall you will find connections for a wall mounted flatscreen TV. The room has plenty of warmth with two radiators, one of which is positioned below a uPVC double glazed window.



### Bedroom five/games room

This highly versatile room makes a perfect downstairs bedroom as it boasts an ensuite shower room. However it makes an excellent games room, playroom, hobby room or large home office if desired. The tastefully decorated room has ceiling spotlights, a radiator, and a uPVC double glazed window to the front. You will also find there are connections for a flatscreen wall mounted TV. An oak veneer door leads through to the ensuite.

### Ensuite

This stylish ensuite shower room comprises of a large, walk-in shower with glass screen, with both handheld and rainfall showerhead. There is a toilet and pedestal hand wash basin, with waterfall mixer tap and glass shelf above, the ensuite benefits from ceiling spotlights, an extractor fan and there is a radiator.



### **Kitchen/diner/living area**

Most certainly the heart of this home is this tremendously spacious and extremely impressive room. To the left-hand side you will find the beautiful, high-end kitchen which boasts a Neff built in oven and built-in Neff combination microwave with plate warmer below. The kitchen also boasts an integrated fridge, freezer, and dishwasher. There is also an integrated wine cooler set within the large island. The island also houses the Neff induction hob with the extractor canopy neatly placed in the ceiling above. The island has large pan drawers and cupboards which provide fantastic storage. The kitchen benefits from a composite 1.5 sink with drainer board and mixer tap, set below a uPVC double glazed window that looks out onto the rear garden. The whole room has three rows of ceiling spotlights which provides plenty of light, but the kitchen also boasts lighting above the cupboard as well as feature kickboard lighting. You will certainly notice the space that the room has, with its large dining table and chair set and sofa, which can be included subject to offer/negotiations. To the opposite end of the kitchen, the wall has connections for a flat screen, wall mounted TV and the whole room has a total of three radiators which provide plenty of warmth. The floor is laid with a stylish, Karndean floor which only adds to the style. The kitchen boasts large, bifold doors which open out to the spacious patio and the rear garden. A perfect way to bring the outside in especially in those warm summer months. With this fabulous kitchen and outside space, opening these bifold doors makes this a perfect house for any party or family gathering.

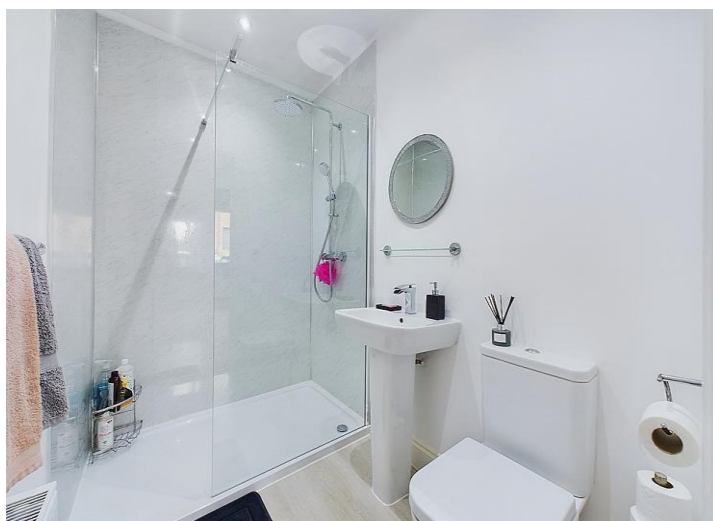


### **Utility room**

Just off the kitchen, you will find the utility room. Here there is plumbing for a washing machine and space for tumble dryer. The utility also houses the central heating system and benefits from ceiling spotlights, a radiator and a half-glazed uPVC door that leads out to the exterior.

### **First floor landing**

Heading up the stairs, there is a stylish oak banister, and you'll find yourself on the spacious landing. Here there are ceiling spotlights, double sockets, a radiator, and a uPVC double glazed window to the front. The landing leads to 4 bedrooms, bathroom and the loft via a pulldown folding ladder.



### **Master bedroom**

A lovely and spacious double bedroom, benefitting from an ensuite and walk-in wardrobe area. The room has lots of natural light via two uPVC double glazed windows, both of which enjoy a picturesque outlook over the village and onto countryside beyond. The room has two radiators and there are connections for a flat screen, wall mounted TV. There are two rows of ceiling spotlights, with an additional row illuminating the walk-in wardrobe which provides plenty of storage and has clothes rails and shelving.

### **Master ensuite**

The stylish ensuite shower room comprises of a shower cubicle with both monsoon and handheld showerhead. The twin sink wash basin with waterfall mixer taps, is set over a large vanity unit with multiple cupboards and drawers, providing fantastic storage. The ensuite has ceiling spotlights, a chrome heated towel rail, shaver point, an extractor fan, and a uPVC double glazed frosted window.

### **Bedroom two**

A second spacious double bedroom with connections for a flat screen wall mounted TV. There are ceiling spotlights, a radiator and a uPVC double glazed window offering a pleasant outlook. This bedroom boasts a walk-in wardrobe ceiling spotlights, close rails and shelving. It also boasts a "Jack and Jill" shower room, shared with bedroom three.

### **Shower room**

The stylish shower room has a shower cubicle, with both hand-held and rainfall showerhead and twin sliding doors. There is a wash basin with waterfall mixer tap, set against a graphite-coloured vanity unit providing excellent storage. There is a pushbutton toilet, chrome heated towel rail, extractor fan, ceiling spotlights and uPVC double glazed windows. Bedrooms two and three have access to the shower room.



### Bedroom three

Another well presented spacious room boasting a walk-in wardrobe with clothes rails, shelving, and lighting. The room has ceiling spotlights and connections for a flat screen wall mounted TV. The radiator provides plenty of warmth and a uPVC double glazed window looks out to the front.

### Bedroom four

A fourth generously sized and tastefully decorated room. Like the other rooms, there are connections for flat screen wall mounted TV. The room benefits from ceiling spotlights, a radiator, and a uPVC double glazed window to the front.

### Bathroom

Like the rest of the property, the bathroom is in a truly fabulous condition and enjoys plenty of style. There is a large oval bath with designer, freestanding mixer tap and shower attachment, a toilet and wash basin with mixer tap, set in a multi cupboard/drawer vanity unit providing a tremendous amount of storage. The bathroom has stylish flooring, a radiator, ceiling spotlights, an extractor fan and shaver point. The uPVC double glazed frosted window provides plenty of natural light.

### Exterior

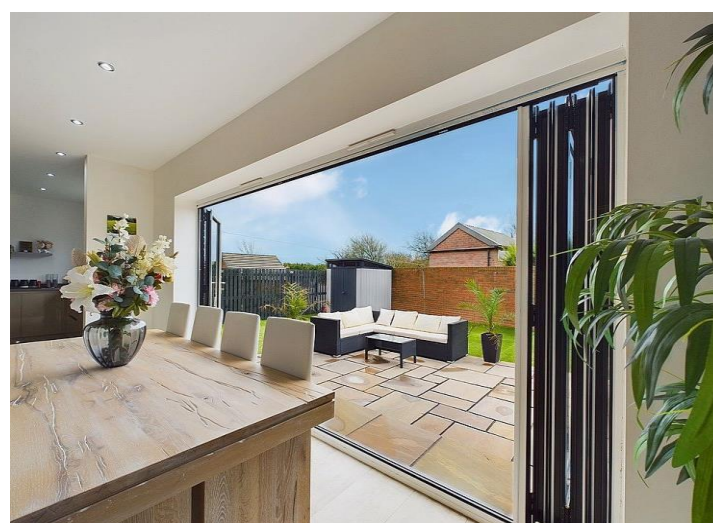
The front of the property benefits from a tarmac driveway which provides off-street parking for four cars. There is access around either side of the property to the rear garden. At the rear, the garden gets the sun throughout much of the day and is perfect for entertaining or simply relaxing as it feels incredibly private. Stepping out of the bifold doors of the kitchen you will find a large, sandstone patio, perfect for enjoying the sunshine. The garden has an area of artificial turf and an outside power point and water supply. The garden is securely fenced and walled around making it an excellent choice for those with children.

### TENURE

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

### COUNCIL TAX BAND E

### EPC B



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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<sup>(1)</sup>  
2108.41 ft<sup>2</sup>



Floor 1

(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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