



Modern three bed family home

Stylish modern kitchen diner

Lovely light and airy lounge

Enclosed rear garden

Fell views to the rear

Integrated appliances

Block paved driveway

Popular modern estate

This well presented, three bedroom, family home is built by the award winning developer, Story Homes. Set on this popular, attractive development, the positioning of the property, means it enjoys attractive, elevated views over the Cumbrian countryside, and towards the fells, including Dent Fell, and those surrounding Ennerdale. Within the property there is a spacious hallway, and lovely lounge. There is a stylish modern kitchen, which includes, integrated appliances and plenty of space for a dining table and chair set, with French doors leading out to the garden. Also, on the ground floor is a useful WC. To the first floor the lovely landing area leads to all three double bedrooms, including the master bedroom which boasts a stylish en-suite. The modern family bathroom is conveniently located, by the bedrooms, on the first floor. Externally, to the front of the property is a large block paved driveway, providing ample off road parking and to the rear of the property is an enclosed rear garden, with a patio area which enjoys stunning the fell view. There is a good size lawn and gated access to the side. We highly recommend you arrange a viewing.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted double glazed glass panels, there is tasteful modern decor, a useful, under stairs storage cupboard, a single panel radiator. With stairs to the first floor and access into the lounge, kitchen diner and downstairs WC.

Lounge

A spacious, beautifully presented lounge with a uPVC double glazed window, with views overlooking the front of the property, lovely modern decor, a single panel radiator and a handy TV and Internet connection points.

Kitchen diner

The stylish, modern open plan kitchen diner, has a range of high gloss, grey wall and base units with contrasting work surfaces and matching up stands. There are fully integrated appliances in place, including a double AEG electric oven and grill, with an integrated AEG microwave, integrated fridge freezer dishwasher and washing machine. There is a 1.5 stainless steel sink and drainer unit with mixer tap, a five ring, stainless steel gas burning hob, with stainless steel splashback and an extractor hood is in place above. Next to the oven, you will find a large pull out, pantry style cupboard providing lots of additional cupboard storage. To the dining area are uPVC double glazed, patio doors which lead out onto the rear garden.

Downstairs WC.

The useful, modern downstairs WC has a pushbutton flush toilet and a pedestal sink with mixer tap, modern contemporary part-tiled walls, tile effect flooring, an extractor fan and a uPVC double glazed, frosted glass window with a single panel radiator.

First floor landing

A spacious landing with modern decor and oak balustrades, a large built-in storage cupboard, which houses the water tank and there is loft access to the ceiling.

Master bedroom

This well presented, light and spacious master bedroom, has a uPVC double glazed window, with views overlooking the front of the property, with a single panel radiator in place below. The décor is modern and neutral and there is a handy TV point. Provides access into the master en-suite.



Master en-suite

A modern, contemporary en-suite shower room with a large walk-in shower cubicle, with mixer shower, a pedestal sink with mixer tap and a push button flush toilet. You will find modern tiling to the walls, an extractor fan, spotlights to the ceiling, tile effect vinyl flooring and a uPVC double glazed, frosted glass window, with a single panel radiator. There is also a handy electric shaver point.

Bedroom two

The second, well proportioned, and well presented, double bedroom enjoys modern decor, a uPVC double glazed window with spectacular fell views out and over the rear of the property with a single panel radiator below and a useful TV point.

Bedroom three

This well proportioned, third bedroom has modern neutral decor, a uPVC double glazed window with views overlooking the rear garden and the beautiful fells beyond, with a single panel radiator below, and a TV point.

Family bathroom

A contemporary, modern family bathroom, fitted to match the en-suite, with modern, grey stone effect, part-tiled walls, a bath with mixer shower above and mixer tap, with detachable shower attachment. There is a pedestal sink, with mixer tap and a push button flush toilet, tile effect vinyl flooring, an extractor fan, a single panel radiator and a uPVC double glazed frosted glass window, with spotlights to the ceiling.

Externally

To the front of the property, is a large block paved driveway, providing ample off road parking, to the rear of the property is an enclosed rear garden, with a patio area, enjoying the lovely fell views. There is a good size lawn and gated access to the side.

TENURE

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

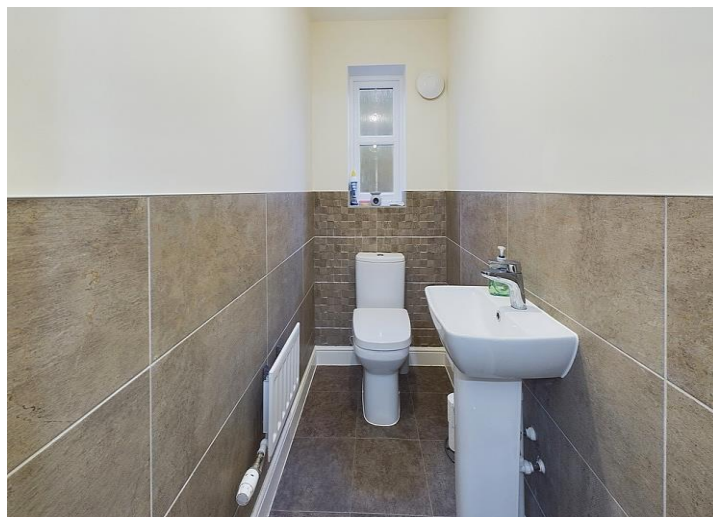
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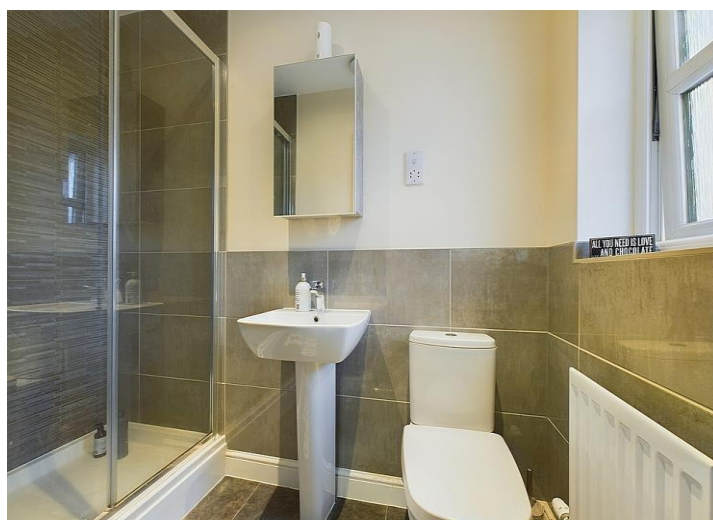
MORTGAGES

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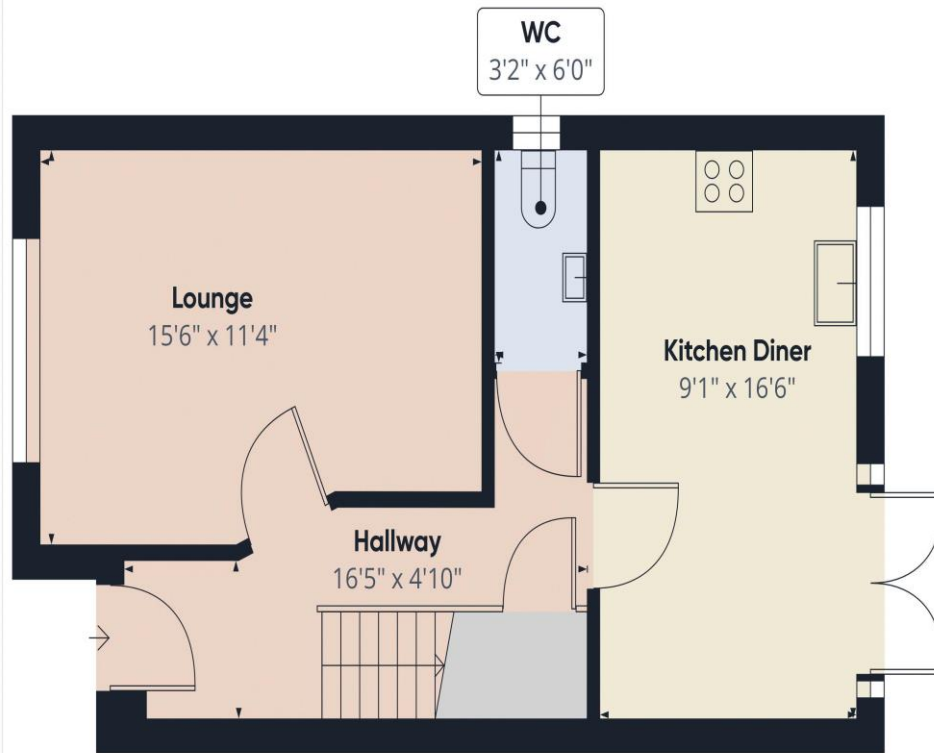


NOTE

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.







Approximate total area[®]
451.82 ft²

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

Ground Floor



Approximate total area[®]
405.61 ft²

Excluding balconies and terraces

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Floor 1