



Stunning detached family home

Beautiful high-end kitchen with central island

Bi-folding doors to the garden

Large master with en-suite shower room

Four double bedrooms

Sought after location

Separate utility and downstairs WC

Walking distance to the town centre

A stunning detached property, set in a sought-after area, a stone's throw from the promenade, offering lovely coastal walks and fabulous sea views. Chinon is a spacious and beautifully finished four double bedroom, family home. Properties in this area rarely come on the market and especially finished to such a high standard. The property is located on a sought-after road, in the coastal town of Maryport. Local schools are within easy reach and the town centre of Maryport, with the attractive harbour and shoreline, is but a stroll away. The accommodation briefly comprises, entrance vestibule, leading to a large entrance hall, with beautiful panelling and mosaic flooring. The hall leads to a spacious, open plan lounge diner and a light and spacious sitting room, there is also a stunning high end kitchen diner, with central island and bi-folding doors to the gardens, a sliding barn door, conceals the useful utility room and there is a useful downstairs WC. To the first floor there are four well presented and generously sized bedrooms, with the master bedroom boasting a contemporary modern en-suite shower room. The family bathroom benefits from a four-piece suite and is conveniently located on the first floor. Externally, the property is set in an elevated position, with a low maintenance front patio, low sandstone wall and wrought iron railings. To the rear, the bi-folding doors in the kitchen, open up to a beautiful patio, with an elevated lawn, leading to a second patio at the rear of the garden, with high sandstone wall and gated access to the detached garage at the rear of the property. We expect a lot of interest in this exceptional property, so call today for a viewing.

ACCOMMODATION

Entrance vestibule

Entered through a composite door with a frosted glass panel, you will find luxurious, vinyl, plank flooring and a wooden glazed door leading to the entrance hall.

Entrance hall

An impressive and beautifully presented entrance hall, with high ceilings and lovely feature paneling to the walls. The modern, mosaic flooring perfectly complements the modern décor, there is access into the lounge diner, sitting room, kitchen diner and WC.

Lounge diner

A spacious, light, and airy dual aspect lounge diner. This beautiful room features a modern, glass front gas fire, set into the chimney breast, beautiful modern décor and luxurious vinyl plank flooring. The central archway leads to a spacious dining area. The windows are dressed with modern half shutters and the high ceilings feature lovely cornice. There are two double panel radiators positioned below each of the uPVC double glazed windows.

Sitting room

A beautifully presented sitting room, this lovely versatile space would also make a great formal dining room, playroom or perhaps a home office. This lovely space has a uPVC double glazed window, with modern fitted half shutters and a double panel radiator below.

Kitchen diner

This stunning high end kitchen diner, features a large central island, incorporating a Belfast sink with a feature, rose gold mixer tap, low level lighting, an integrated wine fridge and breakfast bar. The chimney breast has been used to create a lovely feature above the glass hob, incorporating spotlights, mosaic tile splash back, an extractor fan, with twin siemens ovens set either side. There is a range of contemporary modern fitted wall and base units with complementary worksurfaces and matching upstands, integrated fridge freezer and dishwasher. The standout feature of this stunning room is the bi-folding doors with internal blinds, which open the entire space up to the garden, making this a fantastic space for entertaining friends and family. There is modern neutral décor and luxurious vinyl wood effect flooring, a uPVC sash window and brass effect vertical column radiator. The sliding barn door provides access into the utility room.



Utility Room

A useful utility room with built in worktop, plumbing for a washing machine below and space for a tumble dryer and wood effect flooring. The utility room also houses the combi boiler

Downstairs WC

Modern downstairs WC with push button toilet, corner sink with matte black mixer tap, a single panel radiator, modern part tiled walls with metro style tiles with contrasting grout and beautiful mosaic flooring.

First floor landing

Large landing area with a uPVC sash window with fitted half shutters. There is loft access to the ceiling with a pull down ladder and access into four bedrooms and the family bathroom.

Master bedroom

Situated at the front of the property this well presented and generously proportioned bedroom features modern décor, a uPVC double glazed sash window, with modern fitted half shutters and a double paneled radiator below. Provides access to the master en-suite.

Master en-suite

A contemporary modern en-suite shower room with suite briefly comprising, shower cubicle with electric shower, push button flush toilet, pedestal sink, a double panel radiator, extractor fan, spotlights to the ceiling and a uPVC double glazed window.

Bedroom two

A second well presented, light and spacious double bedroom with modern neutral décor, a uPVC double glazed window with modern fitted half shutters and views looking out to the front of the property with a double panel radiator below.

Bedroom three

A third beautifully presented well-proportioned double bedroom, a uPVC double glazed sash window, with fitted modern half shutters, overlooking the rear garden and a secondary uPVC double glazed window, making this a lovely light room. Fitted with modern luxurious vinyl plank flooring perfectly complementing the modern neutral décor.



Bedroom four

Currently used as a dressing room, this generous fourth double bedroom has modern neutral décor, a uPVC double glazed sash window and a double panel radiator

Family Bathroom

This contemporary modern family bathroom features a four piece suite, briefly comprising, large shower cubicle with mixer shower, bath with mixer tap and wall mounted shower attachment, push button flush toilet and a pedestal sink with mixer tap. There is a uPVC double glazed sash window, with modern, fitted half shutter and frosted glass, a double panel radiator, modern part tiled walls and wood effect flooring.

Garage

Situated at the rear of the property, the garage has recently been fitted with an electric roller door and a modern uPVC stable door that leads to the rear patio.

Externally

The front of the property is set back from the road by a low maintenance, elevated patio with original, low sandstone wall with wrought iron railings. To the rear, the lovely, enclosed garden features a low level patio, accessed by the bi-folding doors. There are steps up to the lawn with a lovely stone path through the centre, leading to a second stone patio, boasting a lovely selection of plants and shrubs to the borders, the high, rear wall has gated access and provides a lovely private space.

TENURE

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

COUNCIL TAX BAND E

EPC TBC



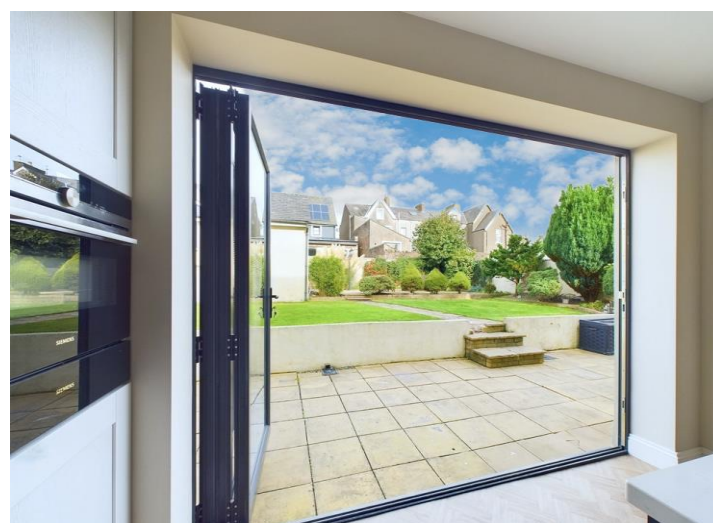
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NOTE

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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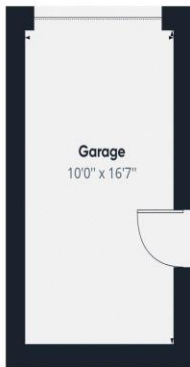




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1928.18 ft²

Reduced headroom

1.33 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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