



**Large open plan kitchen diner and living area**

**Downstairs WC, family bathroom and master ensuite**

**Patio doors leading to an enclosed rear garden**

**Open countryside to the front**

**Lovely walks on the doorstep**

**Spacious detached family home**

**Four double bedrooms**

**Stunning fell views**

**Driveway and garage**

**Popular modern estate**

This beautiful modern home, boast a stunning open fell view to the front which can be enjoyed from the lounge and bedrooms, facing open countryside and pathways, there are great walks on the doorstep, ideal for families. Nestled in an elevated position on the edge of this popular modern estate, enjoying lovely views of the Lake Districts fells and across Whitehaven. This high specification family home is built by the award-winning developer Story Homes. The property is an excellent choice for a professional couple or a family. The development is just a short drive to Whitehaven town centre, and there are numerous schools within a short driving distance. Also, not far away, is the long sandy beach of St Bees where pleasant walks are to be enjoyed. The accommodation is tastefully decorated and well-presented throughout and briefly comprises, well presented entrance hall, beautifully presented lounge. The stylish, open plan kitchen diner and living area, boasts a breakfast bar, and patio doors make this a great social space, ideal for entertaining friends and family. To the first floor, there are four generous, well presented double bedrooms, with the master boasting an ensuite, the contemporary modern family bathroom, with four-piece suite is also located between the bedrooms. Externally, the property benefits from a double driveway, and garage providing plenty of off-street parking. To the rear, there is a well maintained rear garden, which has a patio and lawn and is fenced around with gated access. Viewing is essential to appreciate not only the accommodation but the location and views of this lovely modern home.

## ACCOMMODATION

### Entrance hall

The well-lit, spacious entrance hall is entered through a modern, composite door with frosted glass panel and uPVC double glazed frosted side window, providing plenty of natural light. There is contemporary, modern décor, with contrasting oak handrail, a radiator and a useful, understairs, storage cupboard. Providing access into the downstairs toilet, lounge and kitchen diner.

### Lounge

The beautifully presented lounge enjoys the lovely, open countryside and fell views to the front of the property from the uPVC double glazed window. There is a radiator, tasteful, modern, décor, and a TV point.

### Open plan kitchen diner

The spacious, stylish modern open plan, kitchen diner, and living area is perfect for family life, or entertaining. The contemporary, modern kitchen boasts a range of modern wall and base units, with contrasting wood effect worksurfaces and stylish, mosaic tiled splashback's. The breakfast bar separates the kitchen area, and incorporates a glass, induction hob with ceiling mounted, stainless steel extractor hood above. The full height uPVC double glazed windows look out over the rear garden and flood the kitchen area with natural light. There is double, side-by-side, stainless steel, Zanussi ovens and an integrated fridge freezer and a 1.5 composite sink and drainer unit, with mixer tap and plumbing and housing for integrated washing machine below. The sitting/dining area is light and spacious, with uPVC double glazed patio doors with side windows, flooding the space with natural light and providing access out onto the garden, there is ample space for a table and chairs and seating area. The room boasts spotlights to the ceiling and tasteful modern décor. The whole space is finished with Amtico flooring and there is a stylish low level light above the dining area.

### First floor landing

The landing area has a loft access and benefits from a built-in storage cupboard and a radiator. Providing access into four bedrooms and the family bathroom.



### **Master bedroom**

The well presented, light and airy master bedroom enjoys the stunning views to the front of the property from the uPVC double glazed window. There is a radiator, modern, built-in wardrobes with sliding mirror doors, and neutral, modern décor. Provides access into the master ensuite.

### **Master ensuite**

Contemporary, modern ensuite shower room, which briefly comprises of walk-in shower cubicle, with mixer shower featuring both rainfall and jet showerhead attachments and modern, tiled surround. There is a pushbutton, flush toilet and pedestal sink with mixer tap and a chrome, towel heating radiator. The ensuite has part tiled walls, spotlights, an extractor fan, and wood affect flooring. There is also a built-in mirrored cabinet and a uPVC double glazed, frosted glass window.

### **Bedroom two**

A second, well presented and well proportioned double bedroom, with neutral modern décor. The uPVC double glazed window looks out over the rear garden with a radiator below.

### **Bedroom three**

Situated at the front of the property, this is the second of the bedrooms to enjoy the stunning view to the front, from the uPVC double glazed window. There is a radiator, and neutral modern, décor.

### **Bedroom four**

The generously proportioned fourth double bedroom, also benefits from neutral, modern décor, there is a uPVC double glazed window which overlooks the rear garden, with a radiator below. The room features a recess space, ideal for wardrobes.

### **Family bathroom**

Stylish, contemporary, modern family bathroom, boasting a four-piece suite. There is a shower cubicle, with contemporary tile surround and mixer shower, with both waterfall and jet showerhead attachments. A double ended, deep, fill bath with central, mixer tap and wall mounted shower attachment and tiled splashback there is a pushbutton, flush toilet, and a pedestal sink with part tiled walls behind. The bathroom features neutral décor, wood effect flooring, spotlights, an extractor fan and a chrome towel, heating radiator. There is also a wall mounted mirrored cabinet.



### **Externally**

The property benefits from a double driveway and garage, providing plenty of off-street parking. To the rear, there is a well maintained rear garden, which has a patio and lawn and is fenced around with gated access.

### **TENURE**

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

### **COUNCIL TAX BAND D**

### **EPC B**

### **LOW FEES, LOCAL EXPERTISE**

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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.



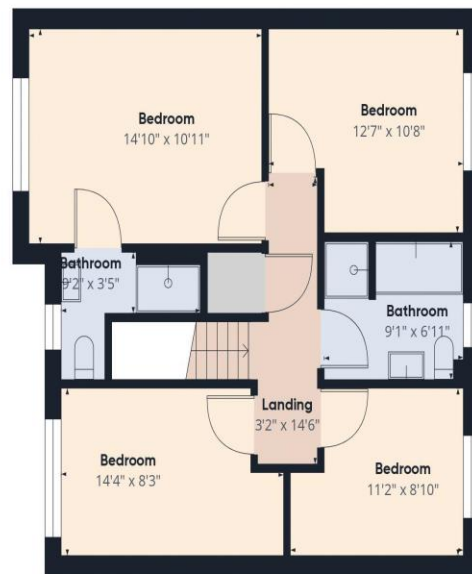






Ground Floor

Approximate total area<sup>(1)</sup>  
1382.99 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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