



Fabulous, uninterrupted countryside and fell views

Driveway for parking and pleasant, low maintenance garden

The coast and western lakes are within easy reach

Stylish kitchen/diner with patio doors to the garden

Short drive to the town centre and schools

Lovely light and airy lounge

Three tastefully decorated bedrooms

Stylish first floor bathroom suite

Nestled on the outskirts of Egremont

An ideal family home

Nestled on the outskirts of Egremont is this beautifully presented, three-bedroom family home. Set on a quiet road, the property boasts uninterrupted, beautiful views over the Cumbrian countryside and towards the fells. With this lovely outlook, the property enjoys a rural feel, but the town centre can be reached with just a 10 minute walk. Numerous schools within the town are within easy reach and Bookwell Primary School is just a five-minute walk away. The Cumbrian coastline is also within easy reach, with the long sandy beach of St Bees being around 10 minutes drive away and the western lakes and fells are also within easy driving distance. The property has been well-maintained by the current owners and is in excellent condition, with neutral décor throughout. The property has a hallway, which leads through to a lovely lounge. At the rear of the property, there is a stylish kitchen/diner with patio doors that lead out to the rear garden. Heading up to the first floor, you will find three tastefully decorated bedrooms, with two enjoying fabulous views towards the fells. There is also a stylish bathroom and matching WC. Externally, the property benefits from a driveway with access around the right-hand side of the property to the rear garden. The rear garden is pleasant, with a seating area, raised flower beds and a fence securing the border. To fully appreciate this lovely home and its fabulous views, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

This pleasant hallway is accessed by a uPVC door with a decorative frosted glass panel and frosted side panels which allow in plenty of natural light. The hallway features stylish flooring, a radiator and leads to the lounge, kitchen and there are stairs to the first floor landing.

Lounge

This lovely room features a coal effect electric fire, with an oak mantelpiece above. The room certainly feels light and airy and has neutral décor. There is a continuation of the stylish flooring found in the hallway. A radiator is set below a large uPVC double glazed window that looks out to the front of the property.



Kitchen/diner

This modern fitted kitchen incorporates a range of grey high gloss wall and base units with a complementary worktop. A stainless steel sink with drainer boiler mixer tap, is set below a uPVC double glazed window that looks out onto the rear garden. The kitchen has a built-in electric oven and grill, with a separate induction hob, black glass splashback and stainless steel extractor hood above. There is a useful under stairs cupboard and ceiling spotlights provide plenty of illumination. There is ample space for a dining table and chair set, and you will also find connections for flat screen wall mounted TV. In addition to the window there is lots of light provided by the three-quarter glazed uPVC door that leads out to the side and uPVC patio doors that lead out onto the garden.



First floor landing

The landing has a uPVC double glazed window and leads to all three bedrooms, bathroom, and the loft.

Bedroom one

A lovely double bedroom with a fantastic view. From its elevated position, the window looks out over open countryside with the fells visible in the distance. The room has a built-in cupboard, TV point and radiator.



Bedroom two

A second, neutrally decorated bedroom with a TV point, a radiator, and a uPVC double glazed window to the rear.

Bedroom three

The third bedroom could be used as a home office and has a fabulous view, similar to that of the master bedroom. The room benefits from a radiator and there is a handy cupboard.

Bathroom

The stylish bathroom comprises of a bath with glass screen, mixer tap, and shower attached. There is a pedestal hand wash basin with waterfall mixer tap. The bathroom is fully tiled, as is the floor with two contrasting types of tiles. There is a chrome heated towel rail, extractor, and a uPVC double glazed frosted window.

WC

Here you will find the same stylish tiling found in the bathroom. There is a wash basin with mixer tap over a vanity unit, providing storage. There is also a toilet, a chrome heated towel rail and a uPVC double glazed frosted window allows in natural light.

Exterior

At the front of the property you will find a driveway, providing off-street parking and a well maintained lawn. At the rear, the pleasant garden has a patio area which is ideal for garden furniture and there is a spacious shed where you can store garden equipment or furniture. There is a central lawn bordered by raised beds, which have a variety of plants providing a splash of colour. The garden is securely fenced around and it will be ideal for anybody with young children or pets.

TENURE

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

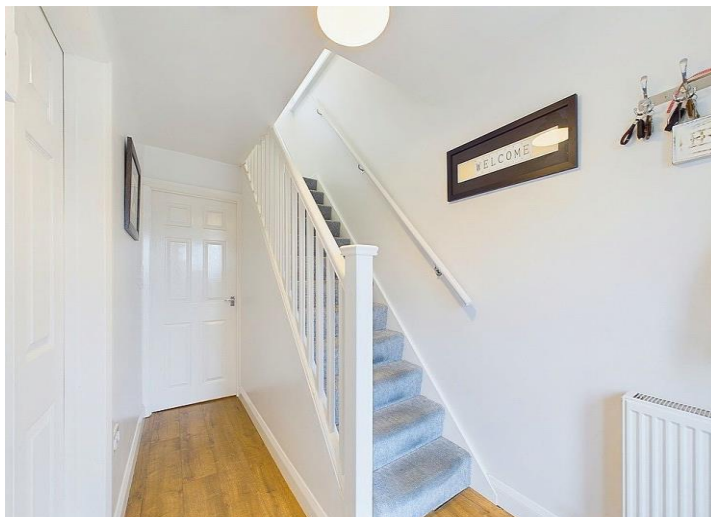
COUNCIL TAX BAND A

EPC D



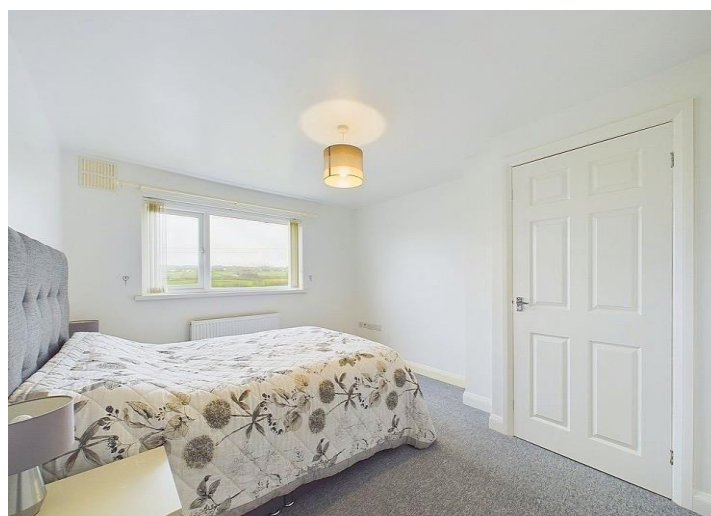
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MORTGAGES

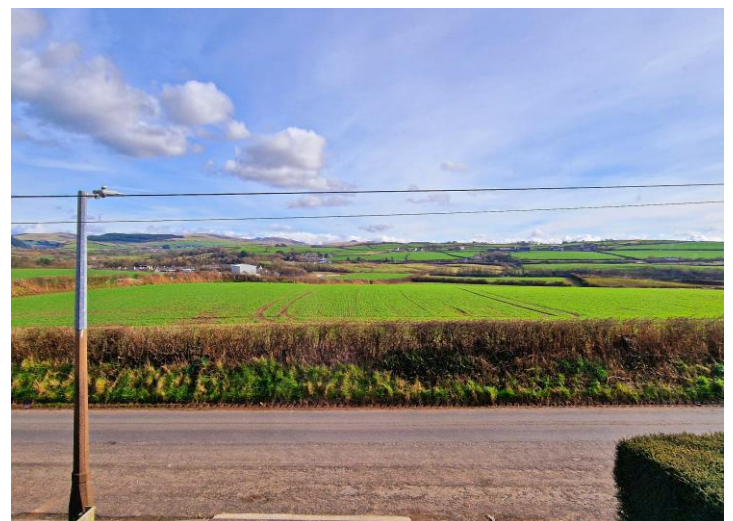
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NOTE

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.



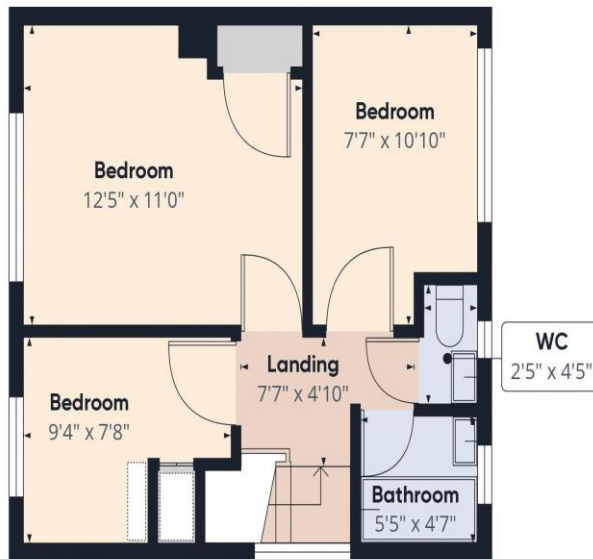


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
715.35 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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