



**Built by an award-winning developer**

**Stunning kitchen/diner with patio doors**

**End of cul-de-sac, with no through road**

**Beautiful views to the front and rear**

**Well maintained garden, with raised patio**

**Highly desirable area**

**Large corner plot**

**Double driveway**

**Beautiful bathroom, en-suite plus WC**

**Sought after modern development**

Set on a larger than average plot, at the end of a cul-de-sac with no through road, is this gorgeous, semi-detached property, which boasts kitchen upgrades. It is located on the edge of the highly popular development, Edge Hill Park, built by the award-winning developer Story Homes and comes with the peace of mind, a new build warranty provides. Throughout, the property is immaculate and stylish, and has plenty of kerb appeal. The accommodation briefly comprises, entrance hall, a beautifully presented lounge, stylish modern kitchen diner with upgraded appliances, and patio doors onto the garden and a useful downstairs WC. To the first floor, there are three immaculate double bedrooms, with the rear rooms enjoying a gorgeous fell view, and the master boasting a modern en-suite and open views to the front and a contemporary, modern bathroom. To the rear of the property, there is a lovely raised patio, which is railed around, with modern shillies to the borders and leading to a well maintained lawn area, which wraps around the side of the property, where there is a useful storage shed and gated access to the driveway. There is a double driveway to the front, providing off road parking and the location means there is no through road.

## ACCOMMODATION

### Lounge

A light and spacious lounge, with stylish modern decor, a uPVC double glazed window with views overlooking the front of the property with a single panel radiator below, TV point and neutral decor.

### Entrance hall

Providing a lovely first impression, the entrance hall has modern neutral decor, lovely, wood effect laminate flooring and open stairs to the first floor, with two tone oak balustrades and under stairs storage. There is a modern composite door with frosted glass leads out to the front of the property and a single panel radiator.

### Downstairs WC

A useful, modern downstairs WC comprising a pushbutton flush toilet, pedestal sink, with mixer tap and tiled splash backs, lovely modern décor, wood effect laminate flooring and a single panel radiator.

### Kitchen diner

A stylish, modern kitchen diner. To the kitchen area is a range of lovely, contemporary, grey wall and base units with contrasting wood effect work surfaces, matching up stands and modern, under cabinet lighting. The kitchen features a range of AEG integrated appliances, including a double electric oven and grill and five ring, gas burning, stainless steel hob, with matching stainless steel splashback and an extractor hood above. There is a 1.5 composite sink and drainer unit, with mixer tap. The kitchen also boasts an integrated washing machine and fridge freezer, you will also find lovely, modern décor with spotlights to the ceiling and central modern LED light. To the floor there is lovely, wood effect flooring, running through to the dining area where there are uPVC double glazed doors, that lead out onto the rear garden and flood the room with natural light. There is ample space for a table and chairs and a double panel radiator, with a uPVC double glazed window overlooking the rear garden.

### First floor landing

With pulldown loft access to the ceiling and a large built in storage cupboard which houses the combi boiler. Provides access into three bedrooms and the family bathroom with a single panel radiator, modern decor and two tone oak balustrades.



### Bedroom three

Currently used as a home office and dressing area, this generously proportioned third bedroom has a uPVC double glazed window, overlooking the rear of the property and enjoying a beautiful fell view, there is a single panel radiator below and modern, neutral décor.

### Bedroom two

A beautifully presented, well proportioned, double bedroom with modern neutral decor, a uPVC double glazed window which overlooks the rear of the property, and takes advantage of the beautiful elevated views towards the Cumbrian fells with single panel radiator below.

### Master bedroom

Beautifully presented light and spacious master bedroom with a uPVC double glazed window, with views out over the front of the property and enjoying an open countryside view. With modern décor and access into the master en-suite.

### Master en-suite

A stylish, modern en-suite shower room, with contemporary part tiled walls and suite, briefly comprising of a walk in shower cubicle, with sliding glass door and mixer shower, boasting both rainfall and jet showerhead attachments, a pedestal sink with mixer tap, push button flush toilet, wall mounted, chrome towel heating radiator, grey wood effect, vinyl flooring and a uPVC double glazed frosted glass window, with spotlights and an extractor fan to the ceiling.

### Externally

To the rear of the property, there is a lovely raised patio which is railed around, and bordered with modern shillies, leading to a well maintained lawn area, which in turn, wraps around the side of the property, where you will find a useful storage shed and gated access to the driveway. There is a double driveway to the front, providing off road parking and the location means there is no through road.

### TENURE

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

### COUNCIL TAX BAND B

### EPC B



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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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