



- A beautifully presented, deceptively spacious bungalow**
- Set in a quiet cul-de-sac within a popular development**
- Two lovely bedrooms, master with fitted wardrobes**
- Immaculate bathroom and ensuite shower room**
- In fabulous condition, ready to move into**
- Delightful garden, quite the sun trap**
- Benefits from a drive and garage**
- Stylish kitchen with integrated appliances**
- Lovely lounge with French doors to the garden**
- Perfect for those wanting to avoid stairs**

Nestled in this quiet cul-de-sac, within a popular and attractive development, on the outskirts of Egremont is this beautiful bungalow. Meticulously and lovingly maintained, the condition of the property is a testament to the current owners. The property would be perfect for those looking to avoid stairs and to live in a pleasant, quiet area. Egremont town centre is just a two minute drive away and the nearby A595 provides excellent transport links to the surrounding areas. The town centre has a wide variety of amenities, including shops, café's, salons, and regular buses. You can enjoy pleasant walk, around Egremont castle, dating back to the 12th century, or take a trip to St Bees to enjoy the long sandy beach. Within the property, there is a hallway which leads to the lovely lounge which offers plenty of space, and French doors that open out to the rear garden. The kitchen is in excellent condition and has integrated appliances and a built-in, low level oven and grill for ease of access. The property has two lovely bedrooms, the master benefiting from fitted wardrobes and a stylish ensuite shower room. There is also the main bathroom, which like the rest of the property is in fabulous condition. Both the bathroom and ensuite benefit from comfort height toilets. At the front of the property, just to the left, you will find a drive and garage which provides off-street parking and can be used for storage. The garage door was only replaced in 2022. At the rear, there is a delightful garden which feels private and enjoys the sun throughout the day. The garden is a wonderful place in which to relax and enjoy the sunshine, in the company of friends or perhaps in the quietness of solitude. To fully appreciate this beautiful bungalow and the value for money it offers please contact the office to arrange an appointment.

ACCOMMODATION

Hallway

The spacious and well presented L-shaped hallway is accessed by a uPVC door with decorative, frosted glass panel and full height, frosted side panel, which allows plenty of light into the hallway. The hallway benefits from a built-in cupboard, with shelving and rail. The floor is fully tiled and there is a radiator and handy double socket. The hallway provides access to the lounge, kitchen, both bedrooms and the bathroom. The loft can be accessed via a pulldown folding ladder and benefits from lighting and is boarded.

Lounge

This beautiful room has a lovely outlook onto the rear garden and trees beyond. There are uPVC French doors with opening side windows, all with blinds that enjoys a lovely outlook and make the room light and airy. There are connections for a flatscreen wall mounted TV and connections for a wall mounted fire. The room benefits from decorative coving, wall mounted lighting and two radiators neatly placed below the windows that look out onto the garden.

Kitchen

This beautiful kitchen is in fabulous condition and incorporates a range of high gloss wall and base units, with a contrasting worktop and tiled splash backs. The majority of the kitchen base units are soft close, pull-out drawers, which provides easy access. A stainless steel sink with mixer tap is neatly placed to one corner of the kitchen. In addition to the two rows of ceiling spotlights, there is cupboard lighting, which creates a pleasant feature when used. There is a built-in electric oven and grill with a separate gas hob, glass splashback and extractor canopy above. The kitchen benefits from plumbing for a washing machine, space for a fridge freezer, and there is plumbing for a dishwasher. The kitchen has a breakfast bar, tiled flooring and a radiator provides plenty of warmth. A cupboard discreetly houses the Baxi boiler, which has been serviced every year. Dual aspect uPVC double glazed windows look out to the front of the property and allow in plenty of natural light.

Bathroom

Like the rest of the property, this lovely bathroom is in superb condition and comprises of a bath with mixer tap and shower above. There is a large wash basin with waterfall mixer tap, cupboards and drawer below and a stylish, vanity. There is also a mirror above with built-in lighting. The bathroom has two sets of ceiling spotlights, tiled flooring, partially tiled walls, and easy clean PVC panelling. The bathroom also features a comfort height toilet. There is a radiator and a linen cupboard which provide excellent storage.



Master bedroom

This lovely double bedroom boasts a five door built-in wardrobe, with shelving and clothes rails and provides excellent storage. You will notice, either side of the bed, there are stylish, wall mounted lights, ideal for a night-time read. The room has a radiator, which is neatly placed below a uPVC double glazed window that has a delightful outlook onto the rear garden and beyond. The bedroom also boasts an ensuite shower room.

Ensuite shower room

In fantastic condition is the stylish ensuite, which incorporates a shower cubicle with a rainfall showerhead set into the ceiling. There is a wash basin, with waterfall mixer tap, over a two drawer vanity unit. There is a comfort height toilet, chrome heated towel rail and eye-catching tile flooring. The ceiling has an extractor and two sets of independently controlled ceiling spotlights. The walls are partially tiled and there is easy clean PVC panelling. By the sink you will find a useful alcove and above there is a mirror with built-in lighting.

Bedroom two

A second beautifully presented double bedroom, featuring wall mounted lights either side of the bed. The room, which is tastefully decorated, has a radiator and a uPVC double glazed window that looks out onto the front of the property.

Garage

In front of the garage you will find a driveway which provides off-street parking. The garage door was recently installed in 2022.

Exterior

At the front of the property, you will find a low maintenance garden which has mixed colour gravel and a central path leading up to the front door. Stepping into the rear garden by the French doors in the lounge, you'll find a lovely, well maintained, yet easy maintenance garden. There is a spacious decked area, ideal to enjoy the sun and your morning coffee or evening glass of wine. The garden is largely laid with mixed colour gravel and is ideal for potted plants. There's path leading to a gate at the end which provides access around to the front of the property. For those with children, grandchildren or pets the garden is securely fenced around.

TENURE

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

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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

Approximate total area⁽¹⁾
871.81 ft²



Ground Floor Building 2

(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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