



Master bedroom with walking wardrobe and ensuite

Panoramic country and fell views

Walking distance to the Cumbrian coastline

Low maintenance garden

Lovely kitchen with integrated appliances

Spacious lounge diner with fell views

Second bedroom features fitted wardrobes

Benefits from a driveway and garage

This lovely park home is beautifully presented, spacious, detached and boasts fabulous countryside and fell views. Located on the outskirts of the seaside village of Nethertown, just a gentle stroll to the beach, where you can also catch the train to the surrounding areas. It is of course a lovely place in which to explore the western lakes and the surrounding fells. The property is set on a fabulous plot with beautiful fell views to the rear which can be enjoyed from the lounge and the garden, it has also benefitted from improvements in recent years with new insulation and a new boiler, the current vendor has also fitted new flooring to the kitchen and shower room. Within the property there is a spacious hallway and a lovely, L shaped, lounge with four windows making it light and airy. There is a contemporary kitchen with integrated appliances. The property has two well appointed bedrooms, with the master benefiting from a walk in wardrobe and en-suite shower room. The second bedroom also features fitted wardrobes. Located off the hallway you will find a shower room and there is also a handy home office or hobby room. Externally, the property benefits from a drive providing off street parking for up to three cars, the drive also leads to the pitched roof garage. There is a low maintenance garden at the rear, with a large patio making a perfect place in which to sit and enjoy the birdsong as you look across open fields and towards the fells. Internal viewing is highly recommended to fully appreciate this lovely home, its position and stunning views.

ACCOMMODATION

Entrance hall

The hallway is accessed via a uPVC door with frosted glass panels. The hallway certainly benefits from plenty of storage as there is a total of three useful cupboards. There is decorative coving, a radiator and a handy power point. The hallway leads through to the lounge/diner, both bedrooms, the shower room and the office.

Open plan lounge diner

This very spacious room is light and airy as it boasts four uPVC double glazed windows. From the windows you can enjoy fabulous views over the Cumbrian countryside and towards the fells visible in the distance. Featuring a coal effect electric fire which is set on a white hearth with matching surround, decorative coving and a total of three ceiling pendant lights providing ample light when needed. Throughout the room you will find a total of three radiators which provide ample warmth when needed.

Kitchen

The contemporary fitted kitchen has plenty of storage with a range of wall and base units, a complimentary worktop and tiled splash back. There is a built in electric oven and grill with a separate five ring gas hob and stainless steel extractor canopy above. A 1.5 ceramic sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen features a pull out large cupboard and an integrated fridge freezer. There is decorative coving, ceiling spotlights and a radiator as well as recently laid tile effect flooring. A glazed uPVC door provides additional natural light and leads out to the drive. The Worcester Boiler is also concealed in the cabinets.

Home office

Here you will find a workstation with drawers and cupboards. There is a radiator, decorative coving and a uPVC double glazed window, this versatile room could also make a great hobby room.

Bedroom one

A tastefully decorated double bedroom featuring fitted furniture, a radiator and it also boasts a walk in wardrobe with lighting, clothes rails and shelving. A uPVC double glazed window enjoys a view towards the fells. This bedroom also has an en-suite.



En-suite

A spacious en-suite comprising of a shower cubicle with the control set on an easy clean PVC surround. There is a wash basin with mirror that is placed above over a two door vanity unit providing storage. There is a toilet, a radiator, decorative coving, part tiled walls, ceiling spotlights, an extractor fan and a uPVC double glazed frosted glass window.

Bedroom two

The second bedroom, which is also a double, benefits from a three door fitted wardrobe. There is decorative coving, a radiator and a uPVC double glazed window.

Exterior

At the rear of the property you will notice there is a spacious driveway which provides off street parking for three cars. At the end of the drive there is a pitched roof garage with pedestrian access at the side. At the front of the property there is a path that leads up to the front door. The path continues around to the rear where there is a large patio. At the end of the patio there is a bedding area and views onto the open countryside and fells beyond. The patio is a lovely place in which to relax and enjoy the peace and quiet that Cumbria offers.

Garage

The pitched roof garage has an electronic up and over door. There are also power points and lighting.

TENURE

We have been informed by the vendor that the property is leasehold with a pitch fee of £161.80 per calendar month.

COUNCIL TAX BAND A



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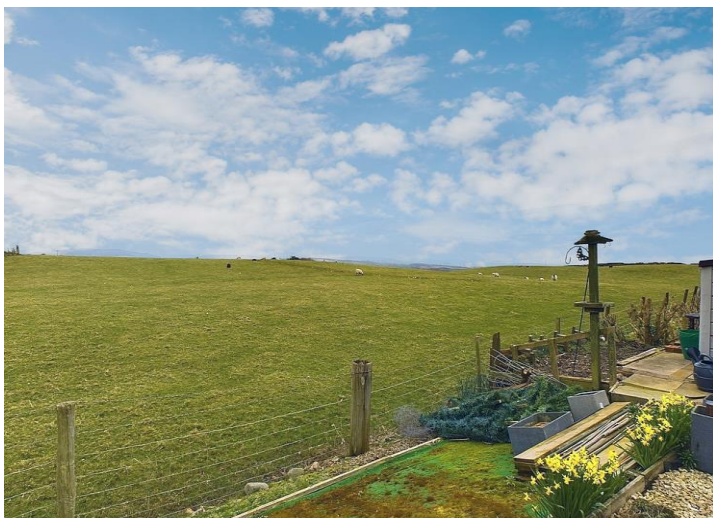
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NOTE

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.

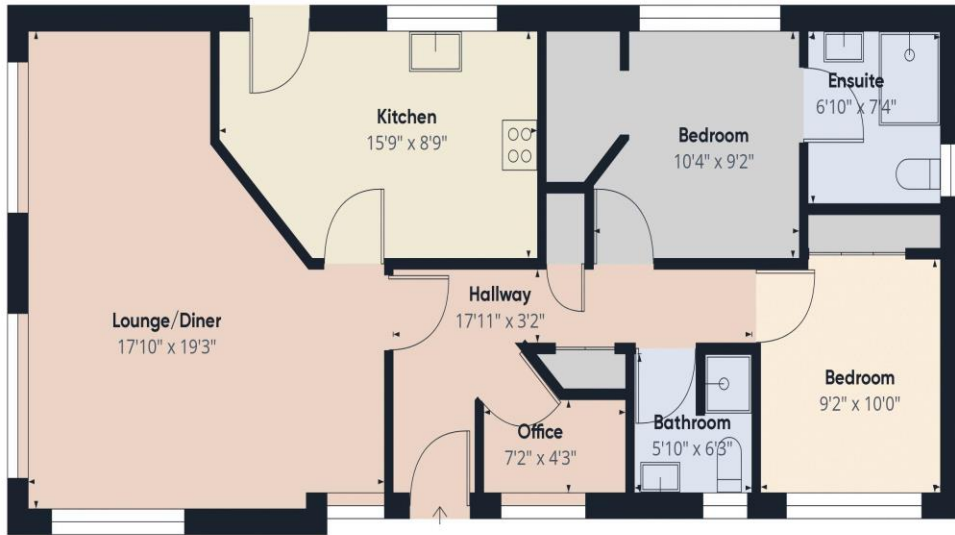




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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1012.98 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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