



**A stunning, rather luxurious dormer bungalow**

**Beautiful lounge with feature fireplace**

**Opens up to a versatile dining area with French doors**

**Stylish kitchen with integrated appliances**

**Two spacious, tastefully decorated ground floor bedrooms**

**Stylish décor and high-end fittings throughout**

**Lovely master bedroom with walk-in wardrobe and sea view**

**Attractive development**

**Beautiful, immaculate four piece bathroom suite**

**Block paved driveway and lovely garden**

Nestled within this rather exclusive development of similar, attractive properties, is this beautiful dormer bungalow. The current owners have lovingly and meticulously maintained this property and have even converted the loft to produce a fabulous third bedroom which makes a superb master bedroom. Throughout, the property has tasteful décor, which is in excellent condition. Not only that, but it is also clear that no expense is being spared on the fixtures and fittings you will find throughout. This small cluster of homes is set right by the Cumbrian coastline, and you can enjoy lovely sea views from the master bedroom. Coastal walks are on your doorstep and the picturesque marina of Whitehaven is just a few minutes drive away. The property would make an ideal home for a family, as numerous schools are within easy reach, but it would also suit someone who wants to downsize, but still enjoys plenty of space and quality within their home. The property has a spacious, L-shaped hallway which leads through to a lovely lounge boasting a stunning fireplace. The lounge opens up to a versatile area of the home, currently used as a dining room but could also be used as a sitting room. Here you will find French doors that lead out to the spacious patio area of the garden. The kitchen, like the rest of the property, is in superb condition and has space for a breakfast or dining table and chair set and boasts a range of integrated appliances. The ground floor has two lovely double bedrooms. The main family bathroom is a stunning, four-piece suite and is located conveniently on the ground floor. Heading up to the first floor, you will find the main bedroom which has plenty of natural light and enjoys a view towards the sea. A lovely feature of this room is the large walk-in wardrobe which provides plenty of storage. Externally, the property has a well-maintained driveway which provides plenty of off-street parking to the front. There is an attractive, yet low maintenance garden to the rear which is a wonderful place to relax with friends or family. The rear garden has a large patio area, which is perfect for garden furniture and to enjoy the sunshine. Beyond the patio, there is a pleasant area of artificial turf, with an attractive border of mixed coloured gravel and shrubs. This beautiful home would suit a range of buyers and to avoid missing out please contact the office at your earliest convenience to arrange a viewing.

## ACCOMMODATION

### Hallway

The spacious and eye-catching hallway enjoys plenty of space as well as stylish décor. You will certainly notice the LVT flooring and modern doors that lead to the property. The hallway benefits from a radiator, a handy power point and an under stairs storage cupboard. The hallway leads through to the beautiful, open plan lounge and diner, the kitchen/breakfast room, the first two bedrooms and family bathroom. There are also stairs that lead up to the first floor landing.

### Lounge

This beautifully presented room boasts a chimney breast with a brick effect, tile splashback and spotlights, with a wood mantelpiece. In the centre, you will find a modern, stove effect electric fire. Above the fireplace, on the chimney breast you will find connections to house a large, flat screen wall mounted TV. The neutrally decorated room benefits from a radiator and opens up to the dining area.

### Dining area

A fabulous area of the home, here you will find the high ceiling, with its skylight makes its feel incredibly spacious and light and airy. There is modern, LVT flooring, feature wood panelling and two wall mounted lights. The room has a TV point, radiator and uPVC double glazed windows and uPVC French doors that lead out to the patio area of the rear garden.

### Kitchen

The kitchen has a tremendous amount of style and is in fantastic condition. There is a range of shaker style, wall, and base units with a contrasting worktop, matching up stands and eye-catching white tiled splash backs. There are ceiling spotlights, under cupboard lighting and three spotlights illuminate the 1.5 composite sink and draining board with mixer tap. The kitchen also benefits from an integrated fridge, freezer and washing machine. There is a built-in electric oven with a separate induction hob, black glass splashback and extractor canopy above. The floor has eye-catching LVT flooring and there is feature, wood panelling. There is ample space for a breakfast or dining table and chair set, and a radiator is neatly placed below a uPVC double glazed window that looks out to the front.

### Bedroom one

This lovely double bedroom feels light and airy. The room benefits from a radiator and a uPVC double glazed window that looks onto the garden at the rear.





## Bedroom two

A second, beautifully presented bedroom with a built-in cupboard, eye-catching wood panelling and there are connections for a flat screen wall mounted TV. The room has a radiator and a uPVC double glazed window to the front.

## Bathroom

This stunning bathroom suite, like the rest of the property, is in superb condition. There is a bath with central mixer tap, a toilet and pedestal hand wash basin with light above that has a built-in shaver point. There is a shower cubicle with the shower control set on the eye-catching tile surround. The bathroom benefits from a built-in cupboard, LVT flooring, a chrome heated towel rail, spotlights, and an extractor.

## First floor landing

The landing has an under eaves storage cupboard and leads to the main bedroom.

## Master bedroom

This fabulous loft conversion has produced this beautiful master bedroom, with a large, L-shaped walk-in wardrobe. The room has an abundance of natural light via two skylights, one of which also has a lovely view towards the sea. Either side of where you would put the bed, there are stylish wall mounted lights and there is also a central row of ceiling spotlights. The room has two radiators and plenty of power points. The walk-in wardrobe has wall mounted lights and lots of storage for clothes and shoes.

## Exterior

At the front of the property, there is a well-maintained block paved driveway which provides off-street parking for two cars. There is a low hedge, and feature light. The front door is covered for those runnier days. There is access of the left-hand side of the property to the rear garden. The rear garden has a spacious and attractive patio area with plenty space to sit out, relax and enjoy the sunshine. Step up and you will find yourself in an area of low maintenance artificial turf, surrounded by an attractive border, laid with mixed coloured gravel and shrubs. There is also a handy garden shed discreetly placed at one end of the garden.

## TENURE

We have been informed by the vendor that the property is freehold and there is an annual maintenance charge of £133 which covers the general maintenance of the communal areas on the estate.

## COUNCIL TAX BAND B

## EPC B



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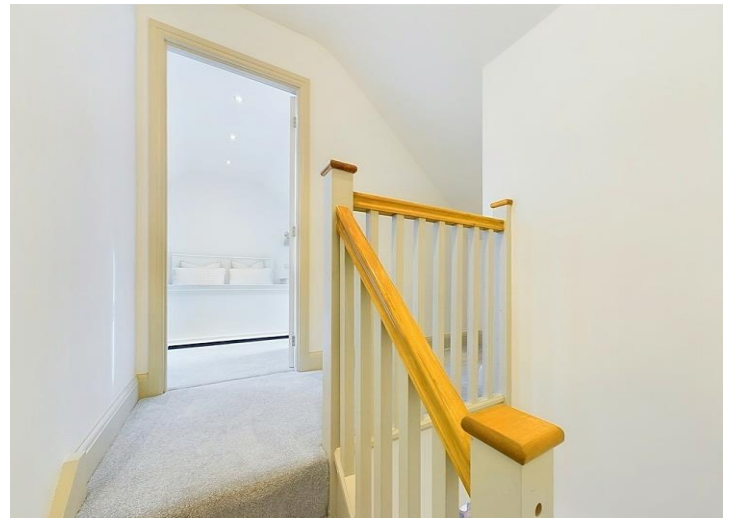
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## NOTE

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.







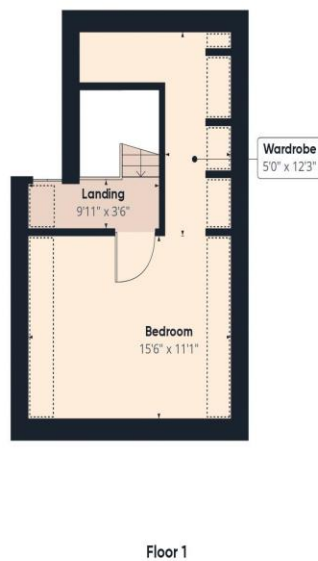




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Approximate total area<sup>(1)</sup>  
1176.18 ft<sup>2</sup>

Reduced headroom  
63.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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