



Elegant and beautifully presented home

Stylish high end kitchen diner plus utility room

Benefits from three spacious bedrooms

Downstairs WC, family bathroom plus master en-suite

Lovely low maintenance enclosed garden

Set over three floors

Driveway and garage

Sought after modern development

Walking distance to the town centre

Beautiful four piece bathroom suite

Nestled in this attractive development, built by the award winning developer Lattimer Homes. Throughout, the property is beautifully presented and finished to a high standard, with oak doors, wood flooring and modern décor. The development is small in size, meaning it feels rather exclusive and does not feel like a traditional estate. The location of the property is superb, situated on the outskirts of Workington, with the town centre being reached in just a 5 to 10 minute walk.

Numerous schools are also within easy reach and the nearby A596 provides excellent transport links to the surrounding areas. Within the property there is a hallway which leads through to a beautiful light and spacious lounge. The stylish modern kitchen dinner boasts patio doors which lead out to the garden and also has integrated appliances. There is a useful utility room and downstairs WC. To the first floor the spacious landing leads to two spacious double bedrooms and the contemporary family bathroom. The master bedroom has a stylish and modern en-suite shower room. To the second floor, the landing leads to a large third double bedroom with Velux windows making this a lovely light space. There is also plenty of outside space including a double driveway, garage and an attractive, yet low maintenance, garden which is bordered by a beautiful sandstone wall. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass panels. There is a uPVC double glazed side window with frosted glass creating a light and airy entrance hall. With beautiful modern décor, a two tone balustrades, under stairs storage cupboard and a single panel radiator. With beautiful wood flooring, neutral decor, oak doors leading into the downstairs WC, lounge and the kitchen/diner. With a useful under stairs storage cupboard.

Lounge

A beautifully presented, light and spacious, lounge with beautiful modern decor perfectly complemented by the herringbone wood effect flooring and the modern electric fire suite. There are two uPVC double glazed windows providing plenty of natural light, a double panel radiator and TV point.

Kitchen/diner

A stylish modern kitchen/diner with a range of dove grey high gloss wall and base units, complementary work surfaces and matching up stands. Integrated appliances include: a dishwasher, fridge freezer and a double electric oven and grill with an electric hob set into the worktop and a modern glass splash back with a black extractor hood. There is a 1.5 composite sink and drainer unit with mixer tap, beautiful porcelain tiled flooring, uPVC double glazed patio doors leading out onto the rear garden, wall mounted TV and electric points to the dining area. There is a uPVC double glazed window and access into the utility room.

Utility

A useful rear utility room with a range of wall and base units, complementary work surfaces and matching up stands. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below and space for an undercounter tumble dryer. There is an extractor fan, tiled flooring, a uPVC double glazed door with frosted glass and also houses the combi boiler.

Downstairs WC

A useful, modern, downstairs WC with suite briefly comprising of: a wall mounted vanity unit incorporating a rectangular hand wash basin with mixer tap and tiled splash back, a push button flush toilet and a single panel radiator and wood flooring. With neutral decor and an extractor fan to the ceiling.



First floor landing

A spacious first floor landing with a uPVC double glazed window overlooking the front of the property with a single panel radiator below. There is a large built in storage cupboard with hanging rails and shelving. Provides access into the family bathroom, master bedroom, an additional double bedroom with stairs leading to the second floor.

Family bathroom

A beautiful, contemporary, modern family bathroom. Boasting a four piece suite which briefly comprises of: a large corner shower cubicle with mixer shower and sliding glass doors, high gloss vanity unit incorporating a rectangular hand wash basin with mixer tap and tiled splash back, a bath with mixer tap and tiled splash back and push button flush toilet. With a uPVC double glazed frosted glass window, a single panel radiator, tiled flooring, modern neutral décor, a built in storage cabinet and spotlights to the ceiling.

Master bedroom

A beautifully presented, spacious, master bedroom with modern décor, a uPVC double glazed window, a double panel radiator and an oak door leading to the master en-suite.

Master en-suite

A stylish, modern, en-suite shower room. There is a large walk in shower cubicle with mixer shower and modern, part tiled, walls. With a pedestal hand wash basin with mixer tap, a push button flush toilet, anthracite towel heating radiator, a uPVC double glazed frosted glass window, an extractor fan and spotlights to the ceiling.

Bedroom two

A well proportioned, beautifully presented, double bedroom. With modern décor, a uPVC double glazed window overlooking the rear of the property and a double panel radiator.



Second floor landing

Providing access into a third bedroom

Bedroom three

This generously proportioned, light and spacious, double bedroom would also make a great second sitting room with storage into the eaves. There is a double panel radiator, beautiful modern décor, a TV point and two of Velux skylight windows with fitted blinds which flood the room with natural light with additional loft access to the ceiling.

Externally

To the front of the property you will find plenty of curb appeal with a well maintained lawn area. To the side of the property is a large block paved driveway providing ample off road parking for two cars and leading to the garage. To the rear of the property there is a lovely garden which is bordered by the beautiful sandstone wall from the original conversion. With gravel to the borders and a patio area with modern fencing. There is gated access to the side with a uPVC double glazed door leading into the rear of the garage.

TENURE

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

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NOTE

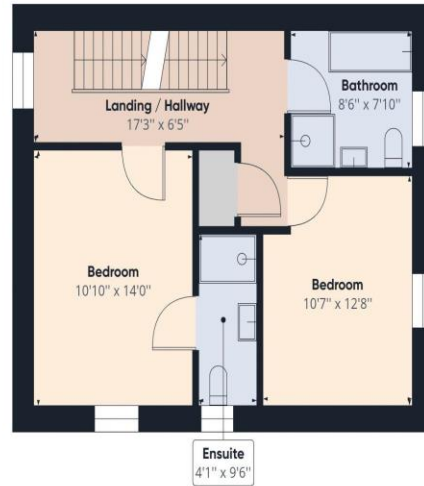
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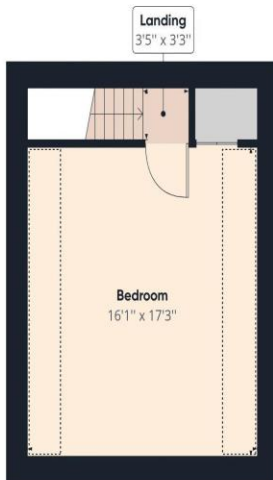




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1547.30 ft²

Reduced headroom

78.29 ft²

(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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