



**Beautiful extended family home**

**Separate utility and downstairs WC**

**Driveway and double garage**

**Family bathroom plus additional shower room**

**Close to local schools and amenities**

**Stunning open plan kitchen diner**

**Large corner plot with wrap around gardens**

**Four good size bedrooms**

**Sought after residential area**

**Well presented throughout**

Situated in a highly desirable cul-de-sac, on a large corner plot, is this superb, extended family home. Truly the heart of the home is the stunning, open plan kitchen diner. The property is located in the sought-after area of Hillcrest. The property is just a short walk from popular, local schools, including Jericho, Hensingham, Whitehaven, and St Benedict's. The town centre is also within walking distance, with its picturesque harbour. The accommodation briefly comprises, entrance hall, light, and airy lounge diner, with patio doors to a lovely, enclosed patio. There is a stunning, high end open plan kitchen diner with range cooker and a separate utility room and downstairs WC. To the first floor, there are four good size bedrooms, and the family bathroom, plus a separate shower room are also located on the first floor. Externally, the property has a large plot which incorporates a double garage, driveway and a large garden, with lovely decking and a private fenced patio area. We expect interest in this lovely home to be high so call today for an early viewing.

## ACCOMMODATION

### Entrance hall

Entered via a uPVC double glazed door, with frosted glass panel and matching uPVC frosted glass side window, providing plenty of natural light. There is modern, Karndean flooring, neutral décor, and a radiator. Provides access to the first floor and an oak door leads into the lounge diner.

### Open plan lounge diner

There is a continuation of the modern, Karndean flooring. The well presented, light, and spacious open plan lounge diner features a modern, gas fire set into a granite effect hearth and insert, with decorative surround. There is decorative coving, neutral décor and a uPVC double glazed window overlooking the front of the property, with a radiator below. To the dining area, there are uPVC double glazed patio doors, which provide plenty of natural light and lead out to a lovely, private patio area. With decorative coving, Karndean flooring and an oak door leading into the kitchen diner.

### Kitchen diner

A simply stunning, extended kitchen diner, which is certainly the heart of the home. The large dining area has beautiful, modern décor, and stone effect tiling, with useful built-in storage cupboard and built-in drinks area with cabinet and worktop. The kitchen features spotlights and a wall mounted TV point. To the kitchen area, the stylish, kitchen is flooded with light from the skylight windows, and boasts a range of high gloss, contemporary wall, and base units, with contrasting work surfaces and matching up stands. The large range cooker incorporates two separate oven compartments and a five-ring gas burning hob, with stainless steel extractor hood above. The kitchen also features a range of integrated appliances including microwave, dishwasher, fridge, and freezer. There is a stainless steel sink and drainer unit, with mixer tap and detachable end. There are two, uPVC double glazed windows either side of the kitchen, which look out over the rear garden. An oak door leads into the utility room and rear hall.

### Utility room

This useful utility room is fitted to match the kitchen, with a range of high gloss wall and base units, with contrasting work surfaces and matching up stands. There is plumbing for a washing machine and space for a tumble dryer. The utility room features a radiator and wall hooks, making it a fantastic space for use as a boot room, with a uPVC double glazed window overlooking the side garden.



### Rear hall

The rear hall has tiled walls, a uPVC double glazed door leading out onto the rear garden and an oak door leads into the downstairs WC.

### Downstairs WC

A useful, contemporary, downstairs WC, briefly comprising of a pushbutton flush toilet and wall mounted sink, with mixer tap. There is a uPVC double glazed frosted glass window, fully tiled walls and flooring and panelling to the ceiling.

### First floor landing

The split-level landing has loft access, decorative coving, and modern, neutral décor. Provides access into four bedrooms, the family bathroom and separate shower room.

### Master bedroom

Benefiting from the extension to the side of the property, this spacious, dual aspect room has striking, modern, décor, perfectly complemented by the wood effect laminate flooring, decorative coving and two uPVC double glazed windows looking out at both, the front and rear gardens, with radiators below.

### Shower room

Situated next to the master bedroom, the separate shower room has a walk-in shower cubicle, with bi-folding, glass door with mixer shower. There is a uPVC double glazed frosted glass window, fully tiled walls, and tiled flooring with spotlights to the ceiling.

### Bedroom two

A second, well proportioned, beautifully presented double bedroom, benefiting from fitted wardrobes, has neutral décor, decorative coving and a uPVC double glazed window overlooking the rear of the property with a radiator.

### Bedroom three

The third, light and spacious double bedroom was previously the master bedroom. This lovely room incorporates a range of floor-to-ceiling, fitted wardrobes, with modern, contemporary sliding doors, a uPVC double glazed window overlooking the front of the property, a radiator and decorative coving.

### Bedroom four

Currently used as a home office space, this generous fourth bedroom benefits from a built-in storage cupboard, modern, neutral décor, laminate flooring and a uPVC double glazed window, with a radiator below.



## Garage

The large, double garage offers excellent storage, but would also double as a workshop, with additional space to the rear. There is an up and over garage door and a secondary door which opens onto the garden with lighting and electrics.

## Exterior

The property boasts large gardens, which wrap around from the side to the rear. To the front of the property, the driveway offers off-road parking, with a low maintenance, pleasant front lawn, which is walled around with gated access. To the rear, there is a large, garden mostly laid to lawn, with patio area and recently fitted, raised decked seating area to the rear. Around to the back of the property, the vendor has created a lovely, private, fenced patio area, which has external electric points and is ideal for a hot tub.

## TENURE

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

## COUNCIL TAX BAND C

## EPC D

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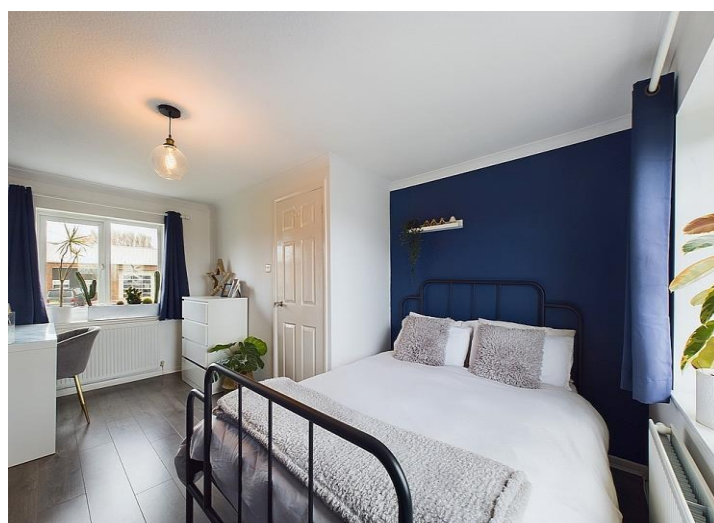


## MORTGAGES

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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.







 <p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	 <p style="text-align: center;"><b>Floor 1</b> Building 1</p>	
 <p style="text-align: center;"><b>Ground Floor</b> Building 2</p>		<p><b>Approximate total area<sup>(1)</sup></b> 1435.73 ft<sup>2</sup></p>
		<p><small>(1) Excluding balconies and terraces</small></p>
		<p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p><b>GIRAFFE360</b></p>