



A most impressive and high specification home

Tremendous space, set over three floors

Stunning kitchen and living area

Two sets of bifold doors to the garden

Master bedroom boasts a Juliet balcony

Four double bedrooms with fitted wardrobes

Upgraded doors and two media walls

Low maintenance garden backed by countryside

Boasts over £40,000 worth of upgrades

Style, luxury and quality throughout

Kitchen with island and separate utility

Eye-catching entrance hall and landing

Two luxurious en-suites, bathroom and WC

Lounge (or double bedroom) with feature fireplace

Extended driveway and integral garage

A superb home in a sought after development

Not all newbuilds are equal, some are more special than others and this is certainly the case here. This most impressive and eye-catching property, boasts over £40,000 worth of upgrades. Nestled on the edge of this highly sought after development, the property looks out onto open countryside which can be particularly enjoyed from the Juliet balcony of the master bedroom. The numerous and thoughtful upgrades include two sets of bifold doors which lead out onto the rear garden, built in wardrobes, upgraded doors, upgraded radiators and an extended drive and patio in the garden. There are many other upgrades like this and additions by the current owners, including bespoke shutters. A fine example of quality and craftsmanship, this is certainly a home for those who have the highest of standards and demand nothing less. Set over three floors, the property offers a tremendous amount of space. There is plenty of curb appeal with the full height glass windows and stylish exterior. Entering the property you will find yourself in the eye-catching entrance hall with its vaulted ceiling and galleried landing. On the first floor the upgraded doors lead through to the lounge which boasts a media wall. There are two bedrooms on this floor, both with fitted wardrobes, one of the bedrooms is the master which boasting a stunning en-suite with twin sinks and French doors opening up to a Juliet balcony from which you can enjoy the view. The family bathroom has a luxurious feel and can be found just off the hallway. The hallway also leads to the garage which has had an upgraded electronic door. There are stairs leading down to the lower level and stairs leading up to the first floor. Heading down to the lower hall, there is a door to a handy WC and one that leads through to the heart of the home. The impressive open plan kitchen and living room feature a large media wall, an island in the kitchen and two sets of bifold doors, that open out to the garden. The garden gets the sun throughout the afternoon and evening, making it a wonderful place to open the bifold doors and bring the outside in, perfect for parties. Just Off the kitchen, you will find the separate utility room. On the top floor of the property, you can look down from the landing to the hallway below and there are two doors leading to the final two bedrooms, both of which are doubles and boast built in wardrobes, and one, a stylish en-suite bathroom. Externally, at the front there is an extended driveway, providing plenty of off-street parking and a low maintenance lawn area with a variety of shrubs. There is access round the right hand side of the property to the rear garden. At the rear, you will find a substantial patio area offering plenty of space. The garden has a well maintained lawn with a mix colours of gravel bed and is securely fenced around, making it ideal for anybody with children or pets. The garden feels private and as it is backed by open countryside and enjoying the sun, it is a fabulous place for children, or simply somewhere to relax and unwind. This highly sought after development has been so popular due to the quality and style on offer. Located just a short drive to the town centre and a few minutes, to the larger town of Whitehaven. Numerous schools are within easy reach, making it ideal for those with children. The Cumbrian coastline, western lakes and surrounding fells are just a short drive away, and it is an excellent base from which to explore either. For those looking for their next home and demand the very best, please contact the office to arrange a viewing.

ACCOMMODATION

Entrance hallway

Step inside and you will be immediately impressed. The high ceiling, galleried landing, stylish floor, and doors all add to the impressiveness of the hallway. The hallway is entered via a fully glazed uPVC door with named top panel, full height side windows with fitted blinds, allowing in plenty of light. There are numerous handy power point's and a radiator. The hallway leads to the lounge, master bedroom, second bedroom, bathroom and the garage. There are stairs leading down to the lower level and up to the galleried landing.

Lounge

The centrepiece of this lovely room has to be the bespoke media wall, with its beautiful fireplace in the alcove, designed to house a large, flat screen wall mounted TV. The room has lots of natural light with a uPVC double glazed window, and a floor to ceiling uPVC double glazed window, boasting bespoke blinds. There is a continuation of the stylish flooring, found in the hallway and a radiator provides plenty of warmth. The lounge could be used as a games room, playroom or double bedroom if desired.

Master bedroom

A beautiful double bedroom with so much to offer. There are twin built in wardrobes with clothes rails, lighting and an additional two door cupboard, providing a fantastic amount of storage. The room features uPVC double glazed windows which open up to the Juliet balcony, looking out over the rear garden and onto the countryside beyond. There is beautiful LVT flooring and a radiator. The master bedroom boasts a beautiful en-suite.

Master en-suite

Like the rest of the property, the en-suite has a luxurious feel. There are twin sinks, with matching gold mixer taps, set over a four door vanity unit providing plenty of storage. Above the sinks, there are gold rimmed mirrors with built in LED lighting. The shower has a gold rainfall showerhead and a matching hand held shower. There is a gold, heated towel rail, a toilet, LVT flooring, ceiling spotlights and an extractor fan.

Bedroom two

A second, spacious double bedroom boasting two matching, two door, built in wardrobes, both have clothes rails and lighting. There is LVT flooring, connections for a flat screen, wall mounted TV and a radiator is neatly set below a uPVC double glazed window that looks out onto the rear garden and beyond.



Bathroom

This luxurious, four piece suite comprises of a shower cubicle with the same gold style, rainfall and handheld showerhead that is found in the master ensuite. There is a freestanding gold bath, with designer mixer tap and shower attachment. A gold mixer tap is placed above a circular wash basin, over a wall hung, vanity unit and has a mirror above with built in lighting. There is a toilet, a gold, heated towel rail, ceiling spotlights, an extractor fan and LVT flooring. The uPVC double glazed frosted window allows in plenty of natural light.

Garage

The garage has an electronic up and over door. There is lighting, power points and the garage discreetly houses the combi boiler.

Hallway

The lower level hallway has ceiling spotlights, coving, an under stairs storage cupboard and a designer radiator. There is LVT flooring and doors to the downstairs WC and the kitchen and sitting room.

WC

There is a toilet and wash basin over a vanity unit with gold mixer tap and matching mirror above. There is a gold heated towel rail, LVT flooring and an extractor fan.

Open plan kitchen and sitting room

Sitting room

This beautiful room boasts a full length media wall, where there is a feature fireplace, above connections to house a large flat screen, wall mounted TV above. Either side of the TV and fireplace, you will find three feature alcoves, each with spotlights, perfect for family photos and ornaments. Another fabulous feature of this room is the bifold doors, matching those found in the kitchen, which open out to the extended patio area of the rear garden. The room has a designer radiator, decorative coving, and a continuation of the stylish LVT flooring.

Kitchen

This beautiful, high end kitchen is perfect for every occasion. There is a range of wall and base units with a complementary worktop and matching splash backs. The kitchen has a built in electric oven and grill, with a separate induction hob and an extractor fan is discreetly placed above. There is under cupboard lighting, ceiling spotlights and the main ceiling light is above the island, which has a breakfast bar and multiple drawers. The kitchen features an integrated dishwasher and fridge freezer for convenience. The kitchen also has a designer radiator, a wine cooler, LVT flooring and bifold doors which open out to the rear garden. There is a door that leads through to the utility.



Utility room

The utility room has plumbing for a washing machine and space for a tumble dryer. There are large storage cupboards ideal for household items, LVT flooring and a half glazed door that leads out to the exterior.

Second floor landing

This galleried landing allows you to look down onto the hallway below and is most impressive. There is a central chandelier and two skylights, illuminating both the landing and hallway. The same stylish doors found throughout, lead to the final two bedrooms.

Bedroom three

Spacious double bedroom boasting an en-suite and a built in wardrobe/cupboard which has lighting. There is LVT flooring, a radiator and lots of natural light. A great feature of the room is the eye-catching window with bespoke shutters and a secondary uPVC window allowing in extra light.



Bedroom three en-suite

The stylish en-suite bathroom comprises of a freestanding bath with central mixer tap, a wall hung, two drawer vanity unit with a circular sink, gold mixer tap and mirror above, matching those found in the bathroom and en-suite. There is toilet, gold heated towel rail, LVT flooring, ceiling spotlights, a skylight and an extractor fan.

Bedroom four

A fourth double bedroom featuring two skylights and a uPVC double glazed window making it a light and airy room. There is LVT flooring, a radiator and a two door built in wardrobe with a radiator and lighting.



Exterior

At the front of the property, there is a spacious, extended driveway providing plenty of off-street parking and leads up to the garage and front door. There is an area of lawn with a variety of shrubs and access from the right hand side of the property, leading down to the rear garden. Spending time in the rear garden will be a delight as it gets the sun throughout much of the day and is backed by open countryside, making it feel private and a wonderful place to be. The garden has an extended patio area, providing a choice of places to sit and relax. There is a handy outside tap and power points. The garden has a spacious area of lawn perfect for children or grandchildren and 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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