



**Beautiful modern property approximately 12 months old**

**Downstairs WC, family bathroom and master en-suite**

**Open plan kitchen diner with integrated appliances**

**Offered for sale with no forward chain**

**Waking distance to local amenities**

**Separate utility**

**Popular modern estate**

**Two good size reception rooms**

**Four well proportioned bedrooms**

**Immaculate throughout**

This stunning, modern, home will be a superb choice for any family. Built approximately 12 months ago, the property is immaculate and boasts a good sized corner plot with two reception rooms, four generous bedrooms, a stylish modern kitchen/dinner, front and rear gardens, driveway and garage. The property is located in a quiet residential area, within a cluster of similar, recently built, properties. Providing easy access to Workington town centre, local schools and the Cumbrian coastline. Conveniently, there is a nearby Morrisons which is just a few minutes walk away. Throughout, the property is tastefully decorated in a modern and neutral style, with gorgeous marble effect tile flooring through the ground floor. The accommodation of this lovely home comprises briefly of: a hallway, lovely lounge and second reception room which would make a great formal dining room, sitting room or perhaps a playroom. The stylish and modern kitchen diner has integrated appliances and the dining area boasts French doors that open out to the rear garden. There is a utility room that matches the kitchen and the property also has a useful downstairs WC. To the first floor there are four, well presented, generously sized, bedrooms with the master bedroom boasting an en-suite shower room. The immaculate family bathroom is also located on the first floor. The property benefits from a detached garage and driveway to the rear providing off road parking. At the rear of the property, there is a spacious garden which is fenced around. The garden is a blank canvas for the new owner as lawn has not yet been laid. To really appreciate all this property has to offer and how well it has been maintained, we highly recommend you contact the office to arrange a viewing.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panels, the beautifully presented, light and spacious, entrance hall features a beautiful marble tiled flooring which runs throughout the downstairs of the property. With modern white neutral décor, spotlights to the ceiling and a single panel radiator. Provides access into two reception rooms, the kitchen/diner and there are stairs to the first floor.



### Sitting/dining room

A beautifully presented reception room, with modern neutral décor and beautiful marble flooring. This versatile space would make a great sitting room, playroom or perhaps a formal dining room if preferred. There is a uPVC double glazed window overlooking the front of the property with a single panel radiator below.

### Lounge

A second light and spacious reception room, with immaculate modern décor and beautiful marbled tile flooring. There is a uPVC double glazed window overlooking the front of the property with single a panel radiator below.



### Kitchen/diner

An immaculate, stylish, open plan, kitchen diner. With a range of sleek high gloss wall and base units incorporating integrated appliances including fridge freezer, full size dishwasher, built in electric oven and AEG glass hob set into the worktop with stainless steel splash back and stainless steel with glass extractor hood in place above. There are complementary work surfaces, matching up stands and a 1.5 stainless steel sink and drainer unit with mixer tap. A modern breakfast bar separates the kitchen and dining area. To the dining area there are uPVC double glazed patio doors providing excellent natural light and opening up onto the rear garden. With a double panel radiator, spotlights to the ceiling and beautiful large marble effect ceramic tiled flooring running throughout both areas. A uPVC double glazed window offers additional light, a pleasant view over the rear garden and access into the utility room.

### Utility

A useful and modern utility room, with plumbing for a washing machine.



### **First floor landing**

A spacious first floor landing, recently decorated with modern neutral décor and carpeting. With loft access to the ceiling, a uPVC double glazed window above the stairs and a useful large walk in storage cupboard. Providing access into four bedrooms and the family bathroom.

### **Master bedroom**

A spacious, light and airy, master bedroom. With immaculate modern décor, a uPVC double glazed window overlooking the rear of the property with a single panel radiator below. Provides access into the master en-suite.

### **Master en-suite**

This stylish and modern en-suite shower room has beautiful marble effect tiles to both the walls and floor. There is a walk in shower cubicle with bi-folding glass door and mixer shower, a push button flush toilet and a pedestal wash basin with mixer tap. There is a modern anthracite wall mounted towel heating radiator, an extractor fan, spotlights to the ceiling and a uPVC double glazed frosted glass window.

### **Bedroom two**

A second, good sized, double bedroom. With neutral decor, a uPVC double glazed window overlooking the front of the property with a single panel radiator below.

### **Bedroom three**

A well presented, light and airy, double bedroom. With a uPVC double glazed window overlooking the front of the property with a single panel radiator below and modern neutral décor.

### **Bedroom four**

With modern neutral décor, grey oak effect flooring, a uPVC double glazed window overlooking the front of the property with a single panel radiator in place below.

### **Family bathroom**

A good sized, contemporary, modern, family bathroom. With a suite briefly comprising of: bath with an electric glass front Myra shower above, a mixer tap and a glass shower screen. There is a push button flush toilet, a pedestal wash basin with a mixer tap, beautiful marble effect tiles to the walls and flooring. There are modern spotlights to the ceiling, an extractor fan, a uPVC double glazed frosted glass window and a black wall mounted towel heating radiator.

### **Externally**

The property has a lawn area and a path which wraps around to gated access at the side of the property.

### **TENURE**

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



## COUNCIL TAX BAND D

## EPC B

### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

### MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

### 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.





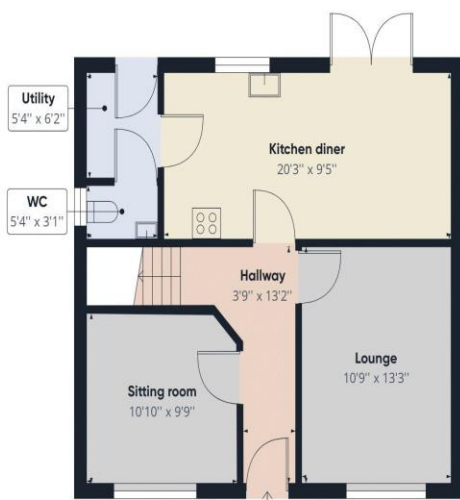
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)

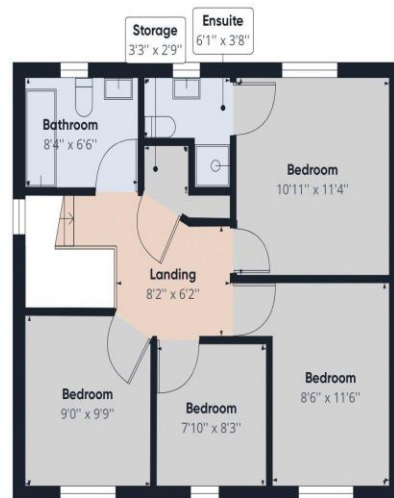


First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1306.80 ft<sup>2</sup>



Ground Floor Building 2

(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.

GIRAFFE360