



**Modern, four bedroom family home**

**Stunning lounge with bi-fold doors**

**Downstairs WC plus family bath and ensuite**

**Double driveway to the front**

**Close to popular schools and amenities**

**Less than 12 months old**

**Contemporary, modern kitchen diner**

**Integrated appliances**

**Enclosed rear gardens**

**Sought after village location**

Stunning modern property, built less than 12 months ago by the award-winning storey Homes. The property is immaculate throughout and finished to a high standard, ideal for couples and families alike. The development itself is located in the sought after area of High Harrington, popular with couples, families, and first-time buyers. This pleasant area is set centrally between the towns of Whitehaven and Workington, making it a superb choice for anybody who travels to either of the towns for work or leisure. Harrington also has an attractive harbour and shoreline, which is just a few minutes drive away. There are numerous shops and a garage with a convenience store are within easy driving distance. The accommodation briefly comprises, entrance hall, stylish, contemporary fitted kitchen diner, with bay window and integrated appliances. The stunning lounge has bi-fold doors to the rear garden and additional skylights which flood the space with natural light and bring the outside in, making this a fantastic family space. To the first-floor, there are three beautifully presented bedrooms, with the two double rooms boasting fitted wardrobes, the contemporary family bathroom is also located on the first-floor. The master suite encompasses the entire second floor and incorporates the stylish modern ensuite. Externally, to the front, the property benefits from a double block paved driveway providing off-road parking. To the rear, there is a lovely, low maintenance rear garden, with patio area to the bi-fold doors and newly laid lawn. With gated side access to the front of the property.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door, the light and airy entrance hall has neutral décor, with lovely, two-tone balustrades along the stairs, leading to the first-floor, with a large, under stairs storage cupboard, a radiator, and wood effect, LVT flooring. Provides access into the WC, kitchen diner and lounge.

### Kitchen diner

A beautiful, stylish, kitchen diner. with a range of contemporary, grey wall and base units with complementary work surfaces and matching up stands. There is a 1.5 composite sink and drainer unit with mixer tap and plumbing for a washing machine below. The kitchen benefits from a built-in AEG double oven, integrated fridge freezer, an AEG black glass induction hob with sleek, grey glass backsplash and stainless steel extractor hood above. There is also an integrated dishwasher. The kitchen features wood effect, herringbone, LVT flooring, spotlights and ample space for table and chairs set, below the uPVC double glazed bay window, with a radiator below and modern, under cabinet lighting.

### lounge

As soon as you walk into the generous lounge, the light hits you from the bi-folding doors, that open the lounge out to the garden, bringing the outside in and creating a stunning, light and spacious, room perfect for entertaining friends and family. The minimalist neutral décor bounces the light around the room and highlights the herringbone LVT flooring, with two additional skylight windows and a radiator.

### Downstairs WC

A useful downstairs WC, briefly comprising, push button flush toilet and pedestal sink, with tile splashback, a radiator, and a uPVC double glazed window with frosted glass. There is also a continuation of the wood effect LVT flooring.

### First-floor landing

Here, like the rest of the property you will find immaculate, modern décor. The landing has contrasting oak balustrades and provides access to three double bedrooms and the family bathroom, with stairs to the master suite.

### Bedroom two

Situated at the front of the property, this beautifully presented, spacious double room has tasteful, neutral décor and boasts fitted, mirrored wardrobes. There is a uPVC double glazed window overlooking the front of the property, with a radiator below.



### Bedroom three

The spacious and well presented double bedroom, is currently used as a nursery, with lovely decoration. There is useful, fitted wardrobes with sliding mirrored doors, a radiator and a uPVC double glazed window overlooking the rear garden.

### Bedroom four

This good size bedroom has tasteful, immaculate décor, with a uPVC double glazed window overlooking the rear garden, with a radiator below.

### Family bathroom

A contemporary, modern family bathroom, with suite comprising, double ended bath with central mixer tap and handheld jet shower head attachment. There is a pedestal sink with mixer tap and push button flush toilet, stylish, grey tiling, with contrasting wood effect flooring, and a wall mounted, chrome towel heating radiator. The bathroom has a uPVC double glazed window with frosted glass and spotlights.

### Master bedroom

Encompassing the entire second floor, the luxurious master suite, is light and spacious, with immaculate neutral décor. This dual aspect room has a skylight window to the rear. and a uPVC double glazed window to the front, flooding the space with natural light. There are two radiators and provides access to the master ensuite.

### Master ensuite

The stylish, modern ensuite shower room incorporates a walk-in shower cubicle, with mixer shower, featuring both rain fall and jet shower head attachments. There is a pedestal sink with mixer tap, a push button flush toilet and a radiator. The ensuite boasts stylish, marble effect tiles and contrasting, mosaic effect flooring, a built-in eaves, storage cupboard and a skylight window.

### Externally

To the front, the property benefits from a double, block paved driveway, providing off-road parking. To the rear, there is a lovely, low maintenance rear garden, with patio area to the bi-fold doors and newly laid lawn. With gated side access to the front of the property.

### TENURE

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

### COUNCIL TAX BAND C

### EPC B



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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.







Floor 2

1.2 Material Materials  
Bath - 100x140

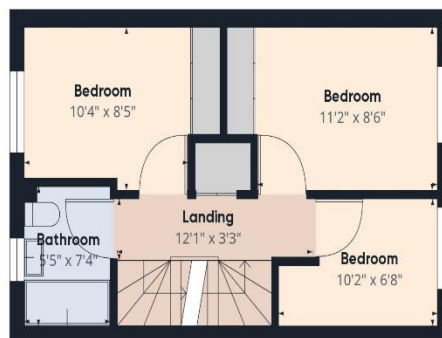
While every attempt has been made to ensure accuracy, all measurements are approximate and should be taken in person at the time of the visit.

DRAFT 2024





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1169.39 ft<sup>2</sup>

Reduced headroom  
36.8 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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