



Fantastic extended family home

Versatile gym, plus summerhouse

Popular sought after location

Large driveway plus side and rear gardens

Ideal family home

Four good size bedrooms

Stunning, modern kitchen with centre island

Walking distance to local schools

Sunroom leading to the rear garden

Easy access to the town centre

Situated in a sought after area. This fantastic, four bedroom extended family home has plenty to offer. With a stunning, modern kitchen with centre island and four good size bedrooms, as well as a sunroom to the rear gardens, summerhouse, and gym. The property is located in a popular residential area of Ashfield, on the outskirts of Workington. Providing easy access to the town centre, with a wide range of shops and amenities. There are also numerous schools within walking distance making this a fantastic family home. The accommodation briefly comprises, entrance hall, spacious open plan lounge diner, with patio doors to the sunroom. The stylish modern kitchen with centre island leads to a utility and ground floor WC. To the first floor, there are three double bedrooms and a good size single. The contemporary family bathroom is also located by the bedrooms. Externally, the property is set on a corner plot, with a large driveway providing ample off-road parking. To the side of the property, is a patio area and summerhouse, which enjoys the sun throughout the day. To the rear of the property, is a good size, rear garden, mostly laid to lawn, with a raised patio area which enjoys the sun later through the day. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted patterned glass panels. There is decorative coving, a central ceiling rose, a radiator and laminate flooring. Stairs provide access to the first floor, and a wood and glass door leads into the lounge.

Lounge

A spacious, light and airy lounge, which features an electric fire, set into a slate tiled hearth and insert, with ornate wooden surround. Either side of the fire you will see two alcoves, with decorative stone arches and wall mounted lighting. There is a uPVC double glazed window which overlooks the front of the property, with a radiator below, wood effect laminate flooring, decorative coving and a central ceiling rose. An archway leads to the dining area.



Dining area

The dining area has tile effect flooring, dado rail, decorative coving and a central ceiling rose. uPVC double glazed sliding patio doors lead into the rear sunroom and double doors with decorative glass panels lead into the kitchen.

Sunroom

The sunroom has panoramic uPVC double glazed windows, which look out over the rear garden, with a uPVC double glazed door leading onto the patio. The sunroom benefits from a tiled roof, currently used as a playroom, this lovely space is a great addition to the property.



Kitchen diner

Entered through double doors from the dining area. This superb, extended stylish, modern kitchen diner, incorporates, a large island with curved units, built in wine rack and breakfast bar area. There is a range of contemporary, wall and base units, with contrasting work surfaces and modern tiled splashback's. there is a 1.5 composite sink and drainer unit. with mixer tap and an integrated dishwasher below. The kitchen features a Cuisinemaster range style cooker, with three separate oven compartments and induction hob, sits below the stainless steel extractor hood. To the same wall you will find glass fronted, display wall units. The kitchen also features floor to ceiling cabinets, that create housing for an American style fridge freezer (fridge freezer, not included). The kitchen is flooded with natural light from the Velux skylight, window as well as two UPVC double glazed windows. There is a modern, column, style, anthracite radiator, beautiful, tiled flooring, spotlights to the ceiling and stylish pendant lighting above the central island. The kitchen benefits from a large under stairs storage cupboard.



Utility

Fitted to match the kitchen, the stylish utility has a range of contemporary wall and base units, with complementary work surfaces, a Velux skylight window to the vaulted ceiling and a modern, composite door with frosted glass, which leads out onto the rear garden. There is plumbing for a washing machine, a radiator and provides access into the downstairs WC.

WC

Here you will find a pushbutton flush toilet and corner sink, with tiled splashback and mixer tap. There is a wall mounted, anthracite column style radiator and a uPVC double glazed frosted glass window.

First floor landing

The landing has modern décor, and decorative coving to the ceiling. The loft can be accessed from here with a pulldown ladder, and benefits from being boarded out and fitted lighting. The landing provides access into four bedrooms and the family bathroom.

Bedroom one

Created by the side extension to the property, this spacious double bedroom has a uPVC double glazed window to the rear, which enjoys a beautiful fell view with a radiator below.

Bedroom two

The former master, this generously proportioned, light and spacious double bedroom has modern décor, decorative coving and a picture rail. There is a uPVC double glazed window which overlooks the front of the property, and a useful built in storage cupboard.

Bedroom three

A well proportioned, well presented double bedroom, which boasts a full wall of fitted, mirrored wardrobes with sliding doors. The uPVC double glazed window looks out over the rear of the property and enjoys a beautiful fell view. There is a radiator, modern décor, decorative coving, and dado rail.

Bedroom four

The well proportioned fourth bedroom boasts fitted wardrobes and drawers in the over stairs space. There is modern décor, a uPVC double glazed window overlooking the front of the property, a radiator, and decorative coving to the ceiling.



Gym

The vendor has created a versatile space accessed from the front driveway, which is currently used as a home gym, but could also make a great home office space or perhaps a studio. There is a Velux skylight window, double uPVC doors with frosted glass and a radiator.

Summerhouse

Built to the side of the property, the summerhouse is currently used as storage. There are uPVC double glazed doors and a uPVC double glazed window, making it a fantastic space for entertaining friends and family, or just additional storage if required.

Externally

The property is set on a corner plot with a large driveway, providing ample off-road parking. To the side of the property is a patio area and summer house, which enjoys the sun throughout the day. To the rear of the property, there is a good size, south facing rear garden, mostly laid to lawn, with a raised patio area which enjoys the sun through the day.

TENURE

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

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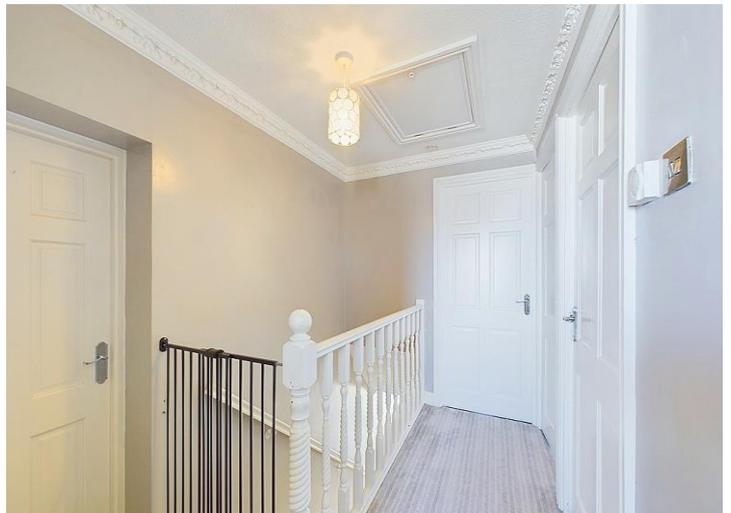


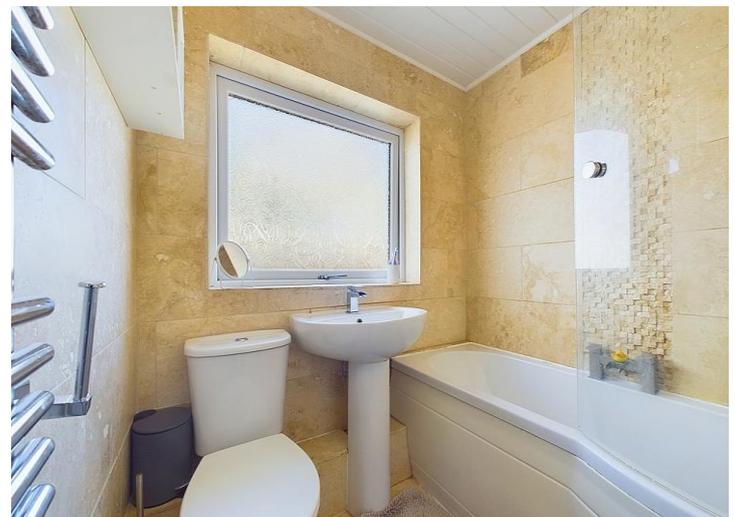
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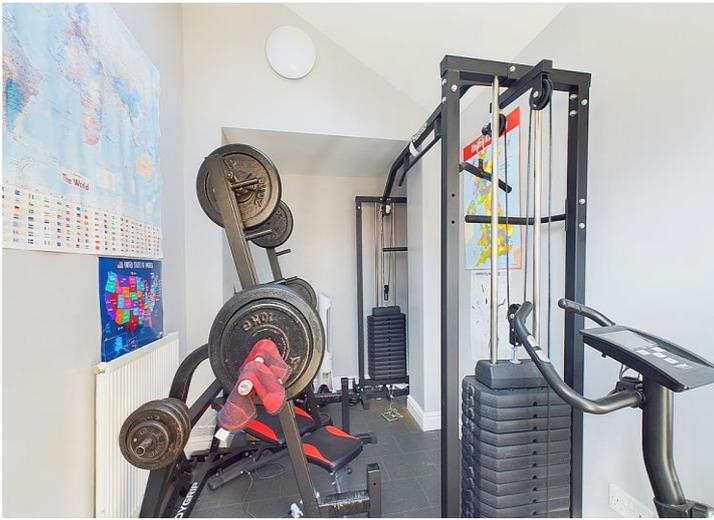
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NOTE

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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1189.64 ft²

(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.

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