



**Spacious extended family home**

**Large open plan lounge diner**

**Sought after location**

**Walking distance to town centre**

**Conservatory to the rear**

**Three versatile reception rooms**

**Four generous double bedrooms**

**Close to popular local schools**

**Modern kitchen and large separate utility**

**Boasts a multi-fuel stove**

Situated in a sought-after area on the outskirts of Workington town centre, is this substantial extended semi-detached family home. The property is immaculate throughout and boasts three versatile reception rooms and four first floor double bedrooms. The open plan lounge diner has an oak and glass central staircase and a multi-fuel log burner set into the chimney breast. Finished to a high standard, with modern bathrooms and kitchen, the property is ready to move into. The accommodation briefly comprises, entrance hall, spacious open plan lounge diner with patio doors to the conservatory. There is a versatile sitting/ dining room, which is currently used as a playroom, the contemporary modern kitchen has high gloss units and leads to a third reception room, which would be a fantastic home office space and is currently used as a gaming room. The ground floor also benefits from a modern, fitted utility with plenty of built in storage and a useful downstairs WC. To the first floor, there are four generously proportioned and beautifully presented bedrooms, with two boasting built in wardrobes and the master having a stylish ensuite and built in wardrobe. The modern family bathroom is also conveniently located by the bedrooms. Externally, the property benefits from a large driveway which easily accommodates two cars. There is a low maintenance rear garden with patios and lawn area, with gated access to a side garden which is laid to lawn with raised bed to the rear. Viewing is essential to appreciate this superb family home.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door, with frosted patterned glass the spacious and well presented entrance hall has tasteful, modern décor, complemented by the wood effect flooring and decorative coving to the ceiling. There is a radiator, and a recessed area, ideal for coats and shoes. Provides access into the utility, dining room, lounge and kitchen, as well as the downstairs WC.



### Utility room

The stylish utility room is fully fitted with a range of high gloss, grey wall and base units with complementing worksurfaces and matching up stands. There is plumbing for a washing machine, space for a tumble dryer and useful, built-in storage cupboards. With tiled flooring, a uPVC double glaze window overlooking the front of the property and panelling to the ceiling.

### Dining room

A versatile, second reception room currently used as a playroom. This would make an ideal dining room, with a large uPVC double glazed window, providing plenty of natural light and decorative coving to the ceiling.

### Kitchen

The contemporary, modern kitchen incorporates a range of high gloss, white wall and base units, with contrasting wood effect work surfaces, and metro tile splashbacks. There is a built-in electric oven, electric hob with stainless steel and curved glass extractor hood above and an integrated dishwasher. A 1.5 stainless steel sink and draining unit with mixer tap, is set below two uPVC double glazed windows, and a uPVC double glazed door with frosted glass, floods the kitchen with natural light. There is tasteful, modern décor, a radiator and herringbone style flooring.



### Snug/home office

This useful third reception room is currently used as a gaming space, but would make a fantastic home office or snug, with colourful décor, a uPVC double glazed window, overlooking the front of the property, and a modern, vertical column style radiator.



## Lounge

The beautifully presented, spacious lounge features a multi-fuel stove, set into the chimney breast, with decorative stones around, and an oak mantle with slate hearth. There is tasteful, modern décor, complemented by the central staircase, with oak handrails and glass balustrades. There is a wall mounted TV point, decorative coving, and uPVC double glazed sliding patio doors that lead into the conservatory. The lounge is open to the dining area.

## Dining area

This well presented, formal dining space could also make a great family area or playroom. This light space has a full height, uPVC double glazed window, which overlooks the front of the property, and the room is tastefully decorated to match the lounge, with grey wood effect flooring and decorative coving to the ceiling.

## Ground floor WC

A useful, downstairs WC with suite briefly comprising, pushbutton flush toilet and pedestal sink with mixer tap. There is modern décor and wood effect flooring.

## Conservatory

This lovely addition to the property, has panoramic, uPVC double glazed windows, with double patio doors leading out onto the rear garden, with wood effect laminate flooring.

## First floor landing

The spacious landing has neutral décor, with decorative coving and loft access to the ceiling. Provides access into four generous double bedrooms and the family bathroom.

## Master bedroom

A beautifully presented, light and spacious master bedroom, which boasts built-in wardrobes and an ensuite shower room. The bedroom is tastefully decorated with a feature wall, a uPVC double glazed window overlooking the side of the property, with a modern, column style radiator below.

## Master ensuite

Stylish modern ensuite, shower room features, a large, walk-in shower cubicle with modern, tiled surround and mixer shower with both rainfall and jet showerhead attachments. There is a pushbutton, flush toilet, and a wall mounted corner sink with mixer tap and tiled surround. A chrome towel, heating radiator provides plenty of warmth and there is tiled flooring and spotlights to the ceiling.



### **Bedroom two**

Generously proportioned double bedroom, with two uPVC double glazed windows which provide excellent natural light. There is tasteful, modern décor, and a radiator.

### **Bedroom three**

A third, well proportioned and well presented double bedroom, which boasts built-in wardrobe space, a uPVC double glazed window and a modern column style radiator below.

### **Bedroom four**

A fourth, beautifully presented and spacious double bedroom, which also benefits from tasteful, modern décor, a built-in wardrobe, a uPVC double glazed window overlooking the front of the property and a radiator.



### **Bathroom**

The stylish bathroom suite comprises of a bath with shower above, featuring both rainfall and handheld shower attachments, and glass screen. There is a pedestal sink and pushbutton flush toilet. The bathroom boasts modern, fully tiled walls and flooring, ceiling spotlights, a chrome heated towel radiator and an extractor fan.

### **Externally**

The property benefits from a large driveway which will easily accommodate two cars. There is a sunny, low maintenance garden to the rear with patio and lawn areas and gated access to a side garden, which is mostly laid to lawn with a raised bed to the rear.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC C**



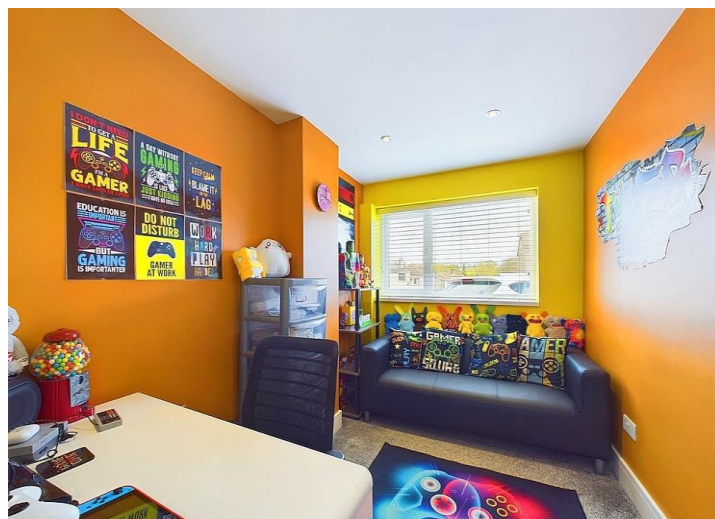
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## NOTE

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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Ground Floor

Approximate total area<sup>(1)</sup>

1515.87 ft<sup>2</sup>

Reduced headroom

11.88 ft<sup>2</sup>



Floor 1

(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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