



Offered for sale with no forward chain.

Five double bedrooms

Two large reception rooms

Large low maintenance split level garden

Substantial family home

Contemporary family bathroom plus ensuite

Spacious kitchen diner

Summer house with log burner

Offered for sale with no forward chain, this substantial family home, has all the convenience of town centre living with the beauty of open countryside views and the Cumbrian fells being enjoyed to the rear. The property certainly doesn't disappoint when it comes to space, with five generous double bedrooms, large kitchen diner and two reception rooms. The house is flooded with natural light and also boasts a summer house to the rear with log burning stove. The property is Located in the popular town of Aspratria, with a range of local amenities close by. The property also offers great transport links to the city of Carlisle which is approximately a thirty-minute drive away and the harbour town of Maryport is approximately 15 mins away. The accommodation briefly comprises, large "L" shaped hallway with access into the integral garage, the spacious lounge, and the large kitchen diner with double doors into a lovely sitting room, which is flooded with natural light from the full height windows. The first floor landing has a lovely statement arch window and provides access to four generous double bedrooms and the contemporary family bathroom with four piece suite, to the second floor there is a large double bedroom with fitted wardrobes and stunning fell views to the rear this lovely room also boasts a modern ensuite shower room. Externally the property boasts a large driveway to the front offering off road parking, to the rear the generous low maintenance garden has a low-level patio with steps to a large, raised patio and lawn. To the rear of the garden is a fantastic summer house, with log burning stove. Viewing is essential to appreciate the space on offer.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted glass panel, the spacious L-shaped entrance hall has neutral décor, decorative coving, and two radiators. The hallway also benefits from a useful, under stairs storage space. With access into the kitchen, dining room, lounge and integral access into the garage.

Lounge

This bright and spacious, well presented lounge has uPVC double glazed windows, with lovely arch feature, looking out over the front of the property. There is a large, modern, gas fire set into a lovely suite, incorporating a stone hearth, mantle, and surround. With decorative coving, a radiator, central ceiling rose and TV point.

Garage

With roller door, strip lighting, water supply and electric points.

Kitchen diner

A contemporary, modern, kitchen diner, with a range of wood effect, wall, and base units, with contrasting work surfaces and tiled splash backs. The kitchen benefits from pelmet lighting, a 1.5 stainless steel sink and drainer unit with mixer tap and integrated dishwasher below, as well as plumbing for a washing machine. There is a built-in stainless steel, electric oven, with matching gas hob, set into the worktop and a stainless steel extractor hood above. The kitchen features decorative coving, a uPVC double glazed window looking out over the rear garden, tile effect vinyl flooring and a radiator. There is ample space for a table and chairs set. Double wooden glazed doors open out into the sitting room.

Sitting room

A lovely, spacious, light, and airy reception room, with full height uPVC double glazed windows, boasting a lovely, arch feature, which look out over the rear garden and flood the room with natural light. There is decorative coving, a radiator, and a TV point. This lovely space makes a perfect family room with it being able to be open to the kitchen.

First floor landing

The lovely, generously sized landing area, has plenty of natural light from the large, heart-shaped window to the half landing. With two tone balustrades to the stairs, decorative coving, and a built-in storage cupboard with internal shelving. Stairs lead to the attic bedroom.



Bedroom one

This generously proportioned, double bedroom is well presented, with lovely feature wall and boasting a full wall of floor-to-ceiling fitted wardrobes, offering excellent storage. The room has decorative coving, and a uPVC double glazed window, overlooking the front of the property, with a radiator below.

Family bathroom

The contemporary, modern, family bathroom, boasts a four-piece suite which incorporates a bath with mixer tap, a large walk-in shower cubicle, with mixer shower and marble effect PVC panelled surround and a wood effect, vanity unit incorporating a large, rectangular hand wash basin with mixer tap and a push button flush toilet. The room benefits from a wall mounted, chrome towel heating radiator and an additional radiator below the uPVC double glazed window with frosted glass. The bathroom has tiled flooring and panelled ceiling with spotlights.

Bedroom five

With stairs from the landing leading to a large double bedroom, which also boasts an ensuite. This generously sized double bedroom certainly boasts the best view in the house, with the uPVC double glazed window providing a beautiful, elevated view across the open countryside and fells to the rear of the property. There is a radiator, modern, neutral décor, a built-in dressing table area, with storage cabinets below and shelving, and the room features fitted wardrobes with sliding doors and central mirrored door.

Ensuite

The ensuite bathroom incorporates a walk-in shower cubicle, with modern PVC panelling to the walls and electric shower, a pushbutton flush toilet and vanity unit incorporating a hand wash basin with mixer tap and PVC panelled splashback. There is a wall mounted, chrome towel heating radiator and a uPVC double glazed frosted glass window.

Bedroom two

A second, well proportioned, light, and airy double bedroom also benefiting from a large, built-in wardrobe with hanging rails. There are two uPVC double glazed windows overlooking the front of the property, providing plenty of natural light with a radiator below.



Bedroom three

The third, large, double bedroom enjoys a spectacular view across open countryside at the rear of the property, towards the beautiful Cumbrian fells. There is a uPVC double glazed window providing plenty of natural light, with a radiator below, decorative coving and a large, built-in wardrobe with hanging rail, providing excellent storage.

Bedroom four

The fourth bedroom is also spacious, light, and airy and enjoys the spectacular views to the rear of the property, with open countryside and the fells in the distance. With a uPVC double glazed window, decorative coving, and a radiator.



Externally

To the front of the property, there is a good size walled driveway, providing off-road parking and leading to the integral garage. To the rear of the property, there is a large, rear garden which incorporates a low-level patio with steps up to a higher fenced patio area, with a lovely pergola. This would make a lovely seating area, there is a lawn which leads to a large, summerhouse.

Summerhouse

A lovely addition to the property, at the rear of the garden, you'll find this fabulous summerhouse with uPVC double glazed window overlooking the rear garden and a log burning stove set into the chimney breast. There is loft access for insulation purposes and feature wood clad wall.



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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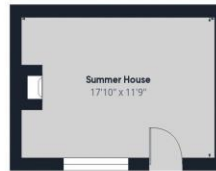
Ground Floor Building 1



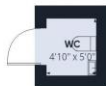
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾
1987.73 ft²

Reduced headroom
3.52 ft²

(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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