



**Beautifully presented, semi-detached home**

**Double driveway and garage**

**Family bathroom with free standing bath**

**Beautiful open fell views to the rear**

**Short drive to Seascale beach**

**Quiet popular village location**

**Stylish modern kitchen**

**Three bedrooms**

**Lovely rear garden**

**Easy commute to Sellafield**

This beautiful presented home, has plenty to offer, with stylish, modern kitchen diner, beautiful fell views and three bedrooms, not to mention gardens, a garage and a double drive. Located in the popular village of Gosforth. The property is set within the Meadowfield development, an area of well-built homes, popular with families. The village is in a fabulous location, just a five minute drive from the long sandy beach at Seascale, and the western lakes and surrounding fells are within easy reach. The village benefits from a bustling community, with a local shop, pubs, and cafés and a lovely bakery. The accommodation briefly comprises, entrance porch, inner hall, and beautifully presented lounge. The stylish modern kitchen diner boasts patio doors to the rear garden. To the first floor, there are three well presented bedrooms and a contemporary modern bathroom with free standing bath. Externally, to the front of the property the ample driveway provides off-road parking for two cars and leads to a good size garage at the side. There is side access around to the rear garden, which is the perfect place to sit and relax and take in the breathtaking fell views to the rear, over open countryside. The garden has a gravelled area, with stepping stones and elevated lawn with borders, incorporating a range of shrubs adding a splash of colour. Viewing is essential to appreciate this lovely home the views and location.



## ACCOMMODATION

### Entrance porch

The uPVC double glazed patio doors from the driveway lead to the useful entrance porch. There is tiled flooring and a uPVC double glazed door with frosted glass leading into the main entrance hall.

### Entrance hall

Giving a glimpse of the lovely presentation inside, the entrance hall boasts modern décor, complemented by the stylish, mosaic effect vinyl flooring. Stairs lead to the first floor and an oak glazed door leads into the lounge.

### Lounge

A light and airy lounge, with tasteful modern décor. There is a feature gas fire, set into a modern suite, with wooden surround and mantle. The room benefits from decorative coving, TV connections, a radiator and a uPVC double glazed window overlooking the front of the property. There is open access into the kitchen diner.

### Kitchen diner

The stylish kitchen diner incorporates a range of matte grey, wall and base units, with contrasting marble effect work surfaces and matching up stands. To the rear of the kitchen, there are floor-to-ceiling cabinets with space to house an American-style fridge freezer. The kitchen boasts a freestanding centre island and a range style cooker with electric hob and extractor above, with colourful splash back. A composite sink and draining unit with mixer tap, is set below the uPVC double glazed window overlooking the rear of the property, enjoying a beautiful fell view. There is plumbing for washing machine, and the kitchen features a radiator, ceiling spotlights, an under stairs storage space and a uPVC double glazed door with frosted glass leads out onto the rear garden. Modern vinyl flooring complements the neutral décor.

### First floor landing

The lovely landing space enjoys a beautiful view from the uPVC double glazed window towards the Cumbrian fells. There is loft access to the ceiling, a radiator, an open storage area and an over stairs cupboard. Provides access into three bedrooms and the family bathroom.

### Bedroom one

Located at the rear of the property, this tastefully decorated double bedroom enjoys a beautiful fell view over open countryside. There is a radiator, decorative coving and TV connections.





### Bedroom two

Located at the front of the property, this second double bedroom has contemporary modern décor, decorative coving and a uPVC double glazed window which overlooks the front of the property with a radiator below.

### Bedroom three

This third bedroom is currently used as a dressing room but can easily accommodate a single bed and wardrobe. The room boasts stripped, painted floorboards, modern décor, decorative coving, a uPVC double glazed window and a radiator.

### Family bathroom

The stylish modern bathroom incorporates a freestanding rolltop bath, with floor standing mixer tap and handheld jet shower attachment. There is a built-in wood effect, vanity unit which incorporates a concealed cistern toilet with mounted flush and a rectangular hand wash basin with mixer tap. The bathroom features an anthracite towel heating radiator, PVC panelling to the walls and a uPVC double glazed frosted glass window.

### Externally

To the front of the property the ample driveway provides off-road parking for two cars and leads to a good size garage at the side. There is side access around to the rear garden, which is the perfect place to sit and relax and take in the breathtaking fell views to the rear, over open countryside. The garden has a gravelled area with stepping stones and elevated lawn, with borders incorporating a range of shrubs, providing a splash of colour.

### TENURE

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

### COUNCIL TAX BAND C

### 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.



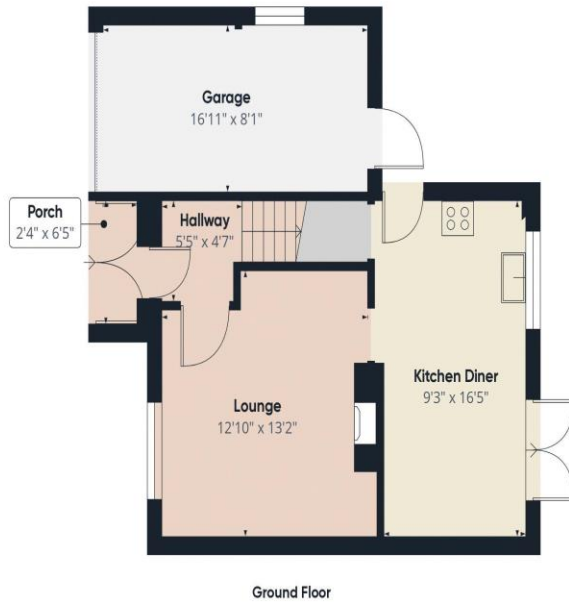




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Approximate total area<sup>®</sup>  
874.34 ft<sup>2</sup>



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