



Open plan kitchen diner and sunroom ideal for family life

Incredibly spacious detached family home

Integral garage and double driveway

Popular village location

Master ensuite and walk-in wardrobe

Beautifully presented lounge with multi-fuel stove

Four well presented double bedrooms

Front and rear gardens

Contemporary modern family bathroom

Short drive to neighbouring towns.

This beautifully presented, stylish executive modern home, is sure to impress, with a large, open plan living dining and kitchen area ideal for family life. There is a separate lounge with multi-fuel stove and four double bedrooms. The property is laid out beautifully and flows throughout with tasteful modern décor. The property is finished to an extremely high standard and boasts underfloor heating throughout the ground floor. Located on a modern estate in the popular village of Moor Row, the property is just a short drive to the larger towns of Whitehaven, Egremont and Cleator Moor. The village has a lovely community school and convenience store, and the A595 is close by, providing excellent transport links. The accommodation briefly comprises of entrance hall with oak doors leading to the lounge. There is an open plan kitchen and a home office. The LED lit staircase leads to the first floor. The stunning, open plan kitchen diner and family room boasts a large centre island and a separate breakfast bar, currently used as a dining space, the sunroom providing additional seating, and there are patio doors leading out onto the garden and access to the utility room, which in turn provides integral access into the garage. To the opposite side of the hallway, the beautifully presented lounge boasts a log burning stove and there is a versatile office space and a useful ground floor WC. To the first floor there are four well presented double bedrooms, with the master bedroom boasting a walk-in wardrobe and ensuite shower room, and two of the other bedrooms also benefiting from fitted wardrobes. The large family bathroom has a four piece suite, with double-ended, freestanding bath with central mixer tap and a separate walk in shower. Externally, there is a double driveway leading to the garage, a walled low maintenance front garden and a rear garden with low-level deck seating area, lawn and raised decking to the rear, with storage below. This beautifully presented property will make a fantastic family home and viewing is essential to appreciate what is on offer.

ACCOMMODATION

Entrance hall

Stepping into the entrance hall, you are provided with a glimpse of the high-end finish of this lovely self-build property. There are two oak glazed double doors, one leading into the lounge and one leading into the open plan kitchen and living area. There is an additional oak door into the downstairs WC and access into the home office, with modern grey oak effect Karndean flooring, and the oak staircase is illuminated by the modern LED lighting. The modern composite door has frosted patterned glass with matching uPVC side panel providing plenty of natural light.

Kitchen diner

This stunning, stylish modern open plan kitchen diner and living space, is perfect for modern family life with a large centre island defining the areas. To the kitchen area is a range of contemporary, modern high gloss white wall and base units, with contrasting wood effect surfaces, with the island matching and providing central seating. The kitchen area has a range of contemporary, high gloss white wall and base units, with beautiful contrasting wood effect work surfaces and matching up stands. The matching island provides casual central seating and there is LED lighting to the kick boards. The kitchen also benefits from fully integrated appliances including double electric ovens, integrated microwave and integrated coffee machine as well as an integrated dishwasher. A composite sink and draining unit with mixer tap, is set below a uPVC double glazed window. The breakfast bar that separates the sunroom has a five ring gas burning glass hob making this a great entertaining space. The dining area has uPVC double glazed doors which lead out onto the rear garden, and there are ceiling spotlights and an oak door leading to the utility. The open sunroom area to the rear, is currently used as the dining space and would make a great seating area with three uPVC double glazed windows flooding the space with natural light and enjoying views over the garden. The entire area is brought together by the stylish décor, and grey oak effect flooring, which runs through the space. Provides access into the utility.

Utility room

A useful rear utility, providing great storage for family life. With built-in high gloss, full height storage units, wall units and base units and contrasting work surface. There is plumbing for a washing machine, grey oak effect flooring, a uPVC double glazed door with frosted glass leading out onto the rear garden, and an oak internal door leading to the double garage.



Lounge

Beautifully presented, light and spacious lounge with multi-fuel stove, set into the chimney breast with granite hearth and surround. There is a useful built-in storage cupboard with oak door, stylish modern décor, TV connections, grey oak effect flooring and a uPVC double glazed window which overlooks the front of the property.

Home office

Perfect for anybody who works from home, the home office space is tastefully decorated, with a uPVC double glazed window which overlooks the side of the property. There is modern, grey oak effect flooring. This useful second reception room would also make a great playroom or perhaps a games room.



Downstairs WC

Ideal for family life, the useful additional ground floor WC has a suite which briefly comprises of a pushbutton flush toilet, and a rectangular hand wash basin with waterfall tap, which is built into a high gloss vanity unit, with a mosaic tile feature wall. There is a uPVC double glazed window with frosted glass and grey oak effect flooring.

First floor landing

The spacious landing is light and airy, with three uPVC double glazed windows providing plenty of natural light. There is a continuation of the grey oak effect flooring, a pulldown loft ladder and a large built in storage cupboard. The oak balustrades frame the staircase and there are two radiators. Providing access to the bedrooms and the family bathroom.



Master bedroom

This well presented, spacious double bedroom boasts a large, walk-in wardrobe and ensuite, creating a fantastic master suite. There is a uPVC double glazed window overlooking the front of the property, with a radiator below. There is a second radiator to the rear of the room. The walk-in wardrobe is entered through an oak door and is fitted with multiple shelving and hanging rails providing excellent storage.

Master ensuite

The contemporary, master ensuite shower room has a large, built-in vanity unit with contrasting countertop and circular hand wash basin, with vanity and mirror fitted above with spotlights and shelving. There is a pushbutton flush toilet and walk in shower cubicle, with mixer shower and rainfall showerhead, suspended from the ceiling, the controls built into the tiled surround. The ensuite features a chrome towel heating radiator, fully tiled walls and flooring and a uPVC double glazed frosted glass window.

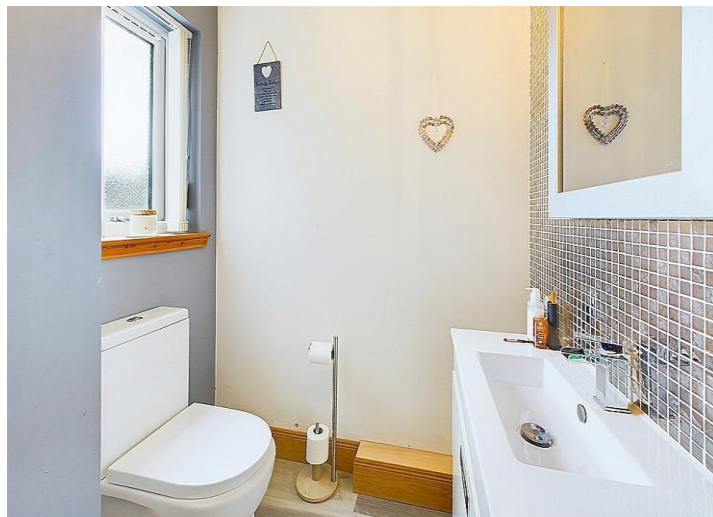


Bedroom two

Located at the top of the stairs, the second generously sized double bedroom has a neutral, modern décor and boasts three fitted wardrobes, with double oak doors providing plenty of storage. A uPVC double glazed window overlooks the rear garden and enjoys a pleasant view to the rear, with a radiator below. There are TV connections, and a second radiator to the rear of the room.

Bedroom three

A good-sized third double bedroom which also benefits from fitted wardrobes, with sliding wooden doors and internal shelving and hanging rails. There is modern, neutral décor, complemented by the bare wood. The uPVC double glazed window enjoys lovely fell views to the rear of the property and overlooks the rear garden, with a radiator below.

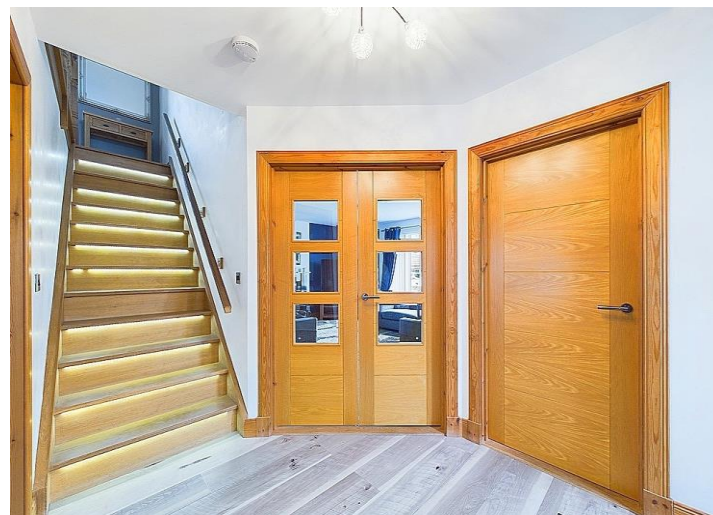


Bedroom four

A fourth double bedroom, with a uPVC double glazed window which overlooks the front of the property with a radiator below. There is tasteful, modern décor, with contrasting oak window sills and skirting and a feature wall.

Family bathroom

The generously-sized family bathroom boasts a four piece suite which briefly comprises of a large, walk in shower cubicle, with rainfall showerhead suspended from the ceiling and controls built into the surround. There is a large high gloss vanity unit with black granite countertop and sunken hand wash basin, with water fall mixer tap, a large freestanding rolltop bath with central water fall mixer tap and a pushbutton flush toilet. The bathroom features a chrome towel heating radiator, an extractor fan, fully tiled walls and flooring.



Garage

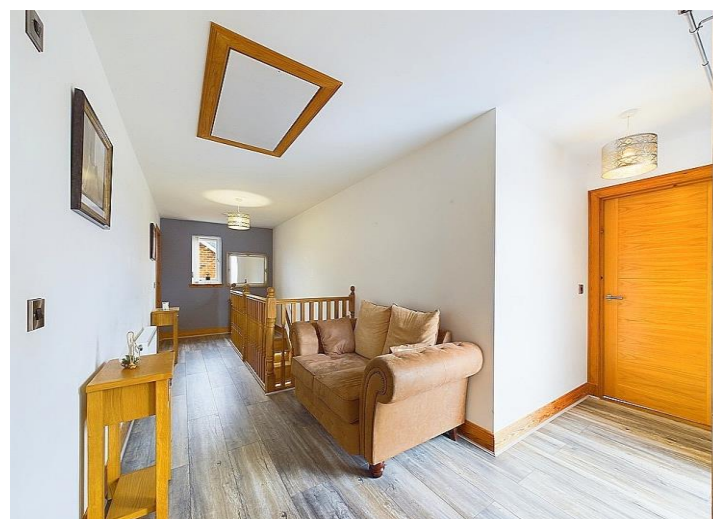
The large garage has uPVC double glazed doors with frosted glass leading out onto the rear garden, strip lighting to the ceiling and an electric roller garage door. The garage also houses the combi boiler.

Externally

To the front of the property is a front garden which is walled around, and a driveway providing off-road parking. (driveway requires further construction). To the rear of the property, the patio doors lead out onto a rear decked seating area. There is also a low maintenance lawn with a raised wall to the border, which is fenced around with a gravelled area to the side and a raised deck area with built-in storage below.

TENURE

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



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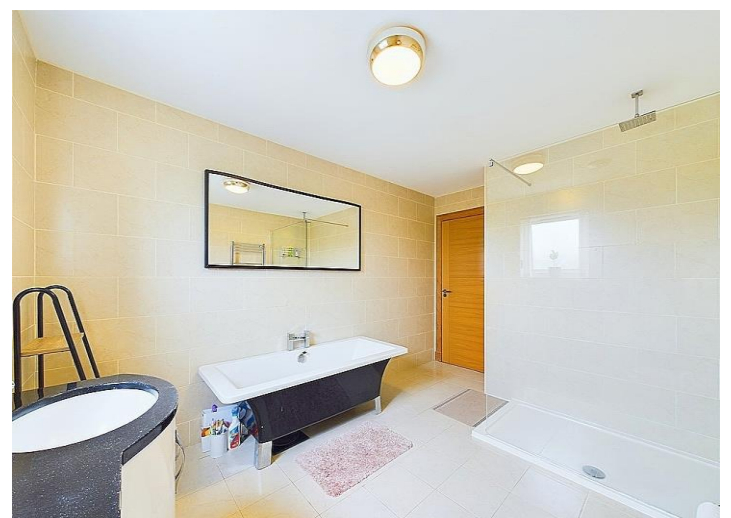
MORTGAGES

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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.









Ground Floor

Approximate total area⁽¹⁾
2547.47 ft²



Floor 1

(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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