



Large high end open plan kitchen diner

Three large reception rooms and conservatory

Two ensuite bedrooms, family bath and downstairs WC

Located in the exclusive, highly desirable development Rheda Park

Light and spacious master bedroom with four-piece ensuite

Stunning detached family home

Four double bedrooms

Wrap around gardens backing onto woodland

Large driveway and double garage with electric door

Separate fitted utility

A stunning, individually built detached home, set on a large plot, backed by woodlands, and boasts wraparound gardens and a large driveway. This beautiful home has plenty of versatile space, ideal for a family. Finished to an extremely high standard and tastefully decorated throughout with stylish and contemporary kitchen and bathrooms. Located in the exclusive and highly desirable development known as Rheda Park, convenient for the western lakes and West Coast Heritage towns and marina. Offering a sense of privacy and tranquillity, Rheda Park is set within historical, mature woodland grounds, which attracts seasonal varieties of wildlife in a superb natural setting. This property will certainly attract the attention of any family, with the desire to live in a quiet, attractive, and sought-after area. Nestled in the end of a cul-de-sac, the property also boasts a large, double garage and workshop. The accommodation briefly comprises, entrance hall, light and spacious dual aspect lounge, stunning, high end, open plan kitchen diner, with patio doors and integrated appliances. From the kitchen, the internal glazed oak doors lead to a lovely sitting room, which has patio doors to the conservatory, and looks out to the woodland at the rear of the property, there is a utility, fitted to match the kitchen, a useful downstairs WC and a third, versatile reception room, which is currently used as a guest bedroom. This room would make a great home office or playroom. To the first floor, the galleried landing leads to four, large, well presented bedrooms, with the second bedroom boasting a large, built-in wardrobe, and ensuite shower room. The beautiful, master bedroom boasts a recently fitted, four-piece suite. The contemporary, modern family bathroom, with free standing roll top bath is also located by the bedrooms. The property enjoys a large corner plot, which backs onto open woodland, offering a lovely tranquil garden space. The sweeping gravel driveway provides off-road parking for multiple cars and could also accommodate a motorhome or caravan. The driveway leads to a large, detached double garage with electric door, internal lighting, and electric points, making it a perfect workshop if required. The well maintained lawns wrap around the full property, with two patio areas to the side and a decked area accessible from the patio doors from the kitchen. Viewing is essential to appreciate this amazing home and beautiful surroundings.

ACCOMMODATION

Entrance hall

As you enter through the modern composite door with frosted glass panels and frosted glass side light, you will be immediately impressed with this beautiful, light, and spacious entrance hall. With modern, neutral décor, contrasted by the beautiful oak doors, and grey oak Amtico flooring. The open stairs to the first floor make way for a large, under stairs storage cupboard, with internal lighting. There is a wall mounted column style radiator and oak doors leading to the lounge, kitchen diner, sitting room, home office and downstairs WC.

Lounge

A beautifully presented, spacious, dual aspect lounge. The large feature fireplace incorporates an electric fire, with stone hearth and surround and wide mantle. There is modern décor, with contrasting wood effect LVT flooring, providing a lovely warmth to the room. There is stylish, decorative up lights either side of the fireplace, a uPVC double glazed window overlooking the front of the property, with two additional windows overlooking the side of the property. There is decorative coving, a radiator, and uPVC double glazed sliding patio doors which lead out onto the rear garden, and flood the room with natural light.

Study/playroom

A versatile, third reception room, which is currently used as a ground floor guest room. This room would make a fantastic home office, study, or playroom. With neutral décor, wood effect flooring, a uPVC double glazed window overlooking the rear garden and a radiator.

Open plan kitchen diner

This stunning, high-end, open plan kitchen diner really is the heart of the home, with a gorgeous range of wood effect wall and base units, with curved breakfast peninsular featuring a built-in wine rack and bespoke contrasting work surfaces and matching up stands. The wall units have soft close, hydraulic lift up opening. There is a range of integrated appliances which include, double electric oven and grill, microwave oven, separate, Belling five ring induction glass hob with black glass angled extractor hood above, dishwasher and wine fridge. There is a sunken, stainless steel sink with mixer tap and detachable nozzle, and drainer grooves set into the work surface. Two uPVC double glazed windows provide plenty of natural light and the immaculate, décor, is complemented by the luxury Amtico LVT flooring. There is decorative coving and spotlights to the ceiling. The dining area incorporates a uPVC double glazed patio doors which lead out onto the rear decking, with a large, wall mounted, column style vertical radiator. Oak, glazed double doors lead into the sitting room, making this a fantastic open space for entertaining friends and family.

Sitting room

A lovely, well presented, light and airy sitting room, with tasteful, modern décor, decorative coving, a uPVC double glazed window overlooking the side garden, with a radiator below and stylish, Amtico LVT flooring. uPVC double glazed patio doors lead to the conservatory.



Conservatory

A lovely addition to the property, the dwarf wall conservatory has panoramic uPVC double glazed windows which enjoy the view across the garden and the woodland beyond, offering privacy to the rear. With a radiator, ceiling fan, wood effect flooring and stylish wall mounted lights. A uPVC double glazed door leading out onto the rear.

Utility room

Fitted to match the kitchen, the utility room incorporates a range of wall and base units, with contrasting work surfaces and modern, metro style tiled splash backs, there is a 1.5 stainless steel sink and drainer unit, with mixer tap and plumbing for a washing machine below and space for tumble dryer. With a uPVC double glazed window, a uPVC double glazed door with frosted glass, decorative coving, and Amtico LVT wood effect flooring. The utility also houses the Worcester boiler.



Downstairs WC

Perfect for family life, the stylish downstairs WC incorporates a pushbutton flush toilet, pedestal sink with mixer tap and modern wall mounted column style radiator. There is beautiful, contemporary part-tiled walls with complementary decor and grey Amtico LVT flooring and a uPVC double glazed window with frosted glass.

First floor landing

A large, well presented, galleried landing with lovely, modern fresh décor, contrasting oak doors provide access into four double bedrooms and the family bathroom, and a uPVC double glazed window provides natural light into the space. There is a radiator below and loft access to the ceiling.

Master bedroom

This impressively sized, beautifully presented room is tastefully decorated with immaculate, modern, décor. There are two uPVC double glazed windows providing plenty of natural light, a radiator and a wooden door provides access to the master ensuite.



Master ensuite

The recently fitted, stylish, master ensuite bathroom boasts a four-piece suite. There is a large, corner shower cubicle with mixer shower and curved glass sliding doors, wall mounted anthracite towel heating radiator pushbutton flush toilet and deep fill, double ended bath with central mixer tap, with wall mounted jet showerhead attachment. There is a stylish, high-gloss white vanity unit incorporating a hand wash basin, with mixer tap, counter space and storage cabinets below. The ensuite features contemporary, modern tiled walls and flooring, panelling, spotlights and extractor fan to the ceiling and a uPVC double glazed window with frosted glass.

Bedroom two

This beautifully presented, light and spacious bedroom features a large, built-in wardrobe with lighting above and double doors. The three wraparound uPVC double glazed windows provide excellent natural light and highlight the modern, neutral décor. There is a radiator and provides access into an ensuite shower room.



Ensuite

The stylish, modern ensuite incorporates a large, walk in shower cubicle, with both waterfall and handheld jet shower attachment to the mixer shower, curved sliding glass doors and tiled surround. The ensuite has a pushbutton flush toilet and pedestal sink with mixer tap, a uPVC double glazed, frosted glass window, radiator, extractor fan, neutral décor, and contrasting LVT tile effect flooring.

Bedroom three

This generously proportioned, well presented double bedroom, has modern neutral décor, complemented by the wood effect flooring, a uPVC double glazed window looking out over the side of the property with a radiator below.

Bedroom four

Well proportioned, well presented fourth bedroom, with immaculate décor and a uPVC double glazed window overlooking the rear garden, with a radiator below.

Family bathroom

The contemporary modern bathroom features a large, deep fill, rolltop bath with claw feet and ornate mixer tap with handheld jet shower attachment. There is a pedestal sink, toilet, and a large corner shower cubicle, with mixer shower featuring stylish, concrete effect panelling and curved glass shower doors. With stylish panelling to the walls, tile effect LVT flooring, a radiator, a uPVC frosted glass window, and a large, built-in cupboard housing the water tank system.

Externally

The property enjoys a large corner plot, which backs onto open woodland, offering a lovely tranquil garden space. The sweeping gravel driveway provides off-road parking for multiple cars and could also accommodate a motorhome or caravan. The driveway leads to a large, detached double garage with electric door, internal lighting, and electric points, making it a perfect workshop if required. The well maintained lawns wrap around the full property, with two patio areas to the side and a decked area accessible from the patio doors from the kitchen.

TENURE

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

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NOTE

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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
2698.5 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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