



**Easy access to the western lakes and local towns**

**Master en-suite and four piece family bathroom**

**Large double garage and double driveway**

**High end open plan kitchen diner**

**Stylish modern bathrooms**

**Four double bedrooms**

**Immaculate throughout**

**Fell views to the rear**

**Stunning detached home**

**Sought after modern estate**

Built in 2021, this stunning detached home still benefits from the 10 year new build warranty and boasts stunning fell views to the rear of the property. Situated in a lovely position, on a sought after estate, on the outskirts of the village of Frizington. The towns of Whitehaven and Egremont are within easy reach, as is Sellafield. This beautiful home is finished to a high standard throughout and boasts a large double garage. The accommodation briefly comprises of: spacious entrance hall which leads to a beautifully presented lounge with bay window, a stylish modern kitchen diner with high end finish and integrated appliances patio doors to the dining area leading out onto the rear garden. There is also a useful utility with integral access to the double garage and a downstairs WC. To the first floor there are four, generous, double bedrooms, with the master boasting a modern en-suite. The stylish, modern, four piece family bathroom boasts a four piece suite and is conveniently located by the bedrooms. Externally, the property has a good size rear garden with a patio area and large lawn, which is fenced around with gated access. The Property boast a large double driveway, which leads to a generously proportion double garage. Viewing is highly recommended to appreciate this stunning modern home.



## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panels, the beautiful entrance hall gives a glimpse into the finish of this impressive property. With beautiful modern décor, LVT flooring, large under stairs storage cupboard and beautiful oak doors which provide access into the lounge, kitchen diner and downstairs WC.

### Kitchen diner

A stunning, high-end, open plan, kitchen diner. To the kitchen area there is a beautiful range of contemporary wall and base units, quartz work surfaces and modern tiled splash back. With fully integrated appliances including: full height fridge and full height freezer with modern pull-out cabinets between, dishwasher, double electric oven and an induction hob with modern stainless steel extractor hood above. There is under cabinet lighting and a breakfast bar peninsular separating the kitchen and dining areas. To the dining area is beautiful, low level, lighting, a uPVC double glazed window overlooking the front of the property with a double panel radiator below and uPVC double glazed patio doors flooding the dining area with natural light. A secondary uPVC double glazed window is placed above the 1.5 composite sink and there is LVT flooring running through both areas. Provides access into the utility room.

### Utility room

With base units and a work surface to match the kitchen, modern metro tiled splash backs, plumbing for a washing machine and space for a tumble dryer. With a single panel radiator, LVT flooring and access into the integral garage.

### Garage

A generously proportioned double garage, with two up and over garage doors. There are electric points and lighting and the garage also houses the combi boiler.

### Downstairs WC

Useful, stylish, modern, downstairs WC. There is a wall mounted sink with mixer tap and modern metro tiled splash backs, pushbutton flush toilet, uPVC frosted glass window and an extractor fan. There is a single panel radiator, spotlights to the ceiling and LVT flooring.



## Lounge

A beautifully presented, light and spacious lounge. There is a uPVC double glazed bay window providing excellent natural light with double panel radiator below and a second uPVC double glazed window overlooking the open grassed area to the front of the property with double panel radiator below and beautiful modern neutral décor. There is a wall mounted TV point and several electric points.

## First floor landing

A spacious landing area with loft access to the ceiling, single panel radiator and electric points. With beautiful oak doors providing access into four bedrooms and the family bathroom. There is also a handy large airing cupboard.

## Master bedroom

A stunning, light and spacious, master bedroom. With beautiful modern decor, uPVC double glazed window which enjoys a spectacular elevated fell view with single panel radiator below. With modern chandelier lighting, wall mounted TV and electric points.

## Master en-suite

A generously sized, stylish, modern, en-suite shower room. With suite briefly comprising of a large walk in shower cubicle with modern metro style tiling, concealed shower system with ceiling mounted water fall showerhead and wall mounted controls. There is a modern rectangular hand wash basin with mixer tap built into a vanity unit with modern metro tiled splash back, pushbutton flush toilet and a wall mounted chrome towel heating radiator. With LVT tile effect flooring, uPVC double glazed frosted glass window, extractor fan and spotlights to the ceiling.

## Bedroom two

Well proportioned, beautifully presented, light and spacious double bedroom. A uPVC double glazed window overlooks the side of the property with a single panel radiator below and beautiful modern décor and modern LED lighting.





### Bedroom three

A third, well presented, double bedroom. With beautiful modern décor, uPVC double glazed window overlooking the green to the front of the property with single panelled radiator below.

### Bedroom four

A generously proportioned fourth bedroom, which could easily accommodate a double bed if desired. With modern neutral decor, uPVC double glazed window overlooking the front of the property with the open green and trees. With large built-in cupboard housing the water tank and a single panel radiator.

### Family bathroom

A contemporary, high-end, modern, family bathroom. Boasting a four piece suite which briefly comprises of: large walk in shower cubicle with modern a grey marble effect tiled surround, sliding glass door, wall mounted controls and both rainfall and jet showerhead, bath with mixer tap and tiled surround, modern rectangular hand wash basin with mixer tap built into a stylish high-gloss vanity unit and a pushbutton flush toilet. With modern neutral decor, large vertical chrome towel heating radiator, uPVC double glazed frosted glass window, spotlights and extractor fan to the ceiling.

### Externally

The property has a good sized rear garden, with a patio area and large lawn, which is securely fenced around with gated access. The property boast a large double driveway, which leads to a generously proportion double garage.

### TENURE

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

### COUNCIL TAX BAND D

### EPC B



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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.







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](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





