



Detached bungalow with double bay fronted windows

Immaculately presented throughout

Set on a spacious plot, with planning permission to extend

Lovely sunroom to the rear

Two good size double bedrooms plus two versatile loft rooms

Stylish ground floor bathroom

Bright and spacious lounge with feature wall

Close to the town of Egremont

Large drive plus garage providing off-street parking

Enjoys a rural feel, surrounded by countryside

Situated on the outskirts of Egremont, is this beautiful, detached bungalow. The property is located up a quiet lane, and enjoys a rural feel, whilst being just a short drive from the town of Egremont, where you will find a wide range of amenities. Set on a spacious plot, the property enjoys lovely countryside views from pretty much every room in the house. It has clear that the property has been meticulously cared for by the current vendors both inside and out. Not only that but the property benefits from planning permission to build a substantial extension to the rear. As you approach the property you will see the large driveway leading up to the garage and providing parking for numerous cars. The garden continues around the side where you will find more shrubs and plants to the borders and a raised rockery area. To the rear of the property, the garage has an up and over door, lighting and power and could be used for additional parking or simply as storage. Step inside and you get a glimpse of the style on offer in this lovely home. The hallway leads to two spacious double bedrooms, the stylish family bathroom and bright and airy lounge with feature wood clad wall. From the hallway you can also access the loft space. From the lounge there is access into the good size kitchen. The kitchen leads to a delightful sunroom to the rear of the property. To the first floor the loft room has been split into two separate spaces, the first area benefits from large under eaves storage cupboards and the second space has built in wardrobes and a useful, modern first floor WC. This beautiful home and wonderful outdoor space must be seen to be believed, so call the office today to arrange a viewing.

ACCOMMODATION

Hallway

Entered through a modern, composite door with frosted glass panels. The stylish hallway boasts wood panelling to the walls, decorative coving and wood effect flooring. There is ceiling spotlights, a radiator. Doors lead through to the lounge, the first two bedrooms and the family bathroom. There is also access to the loft room, with a storage area behind.

Lounge

This bright and airy lounge is flooded with natural light, from the large, bay window to the front of the property and enjoying a delightful view over the front garden. You can't help but notice the wood clad wall and the modern, industrial light fitting, creating an attractive feature. The lounge benefits from a radiator, decorative coving and a second uPVC double glazed window, overlooking the side of the property. Provides access to the kitchen.

Kitchen

The kitchen features a range of grey, painted, shaker style wall and base units with complementary white work surfaces and white tile splash backs. There is space and plumbing to house a washing machine and dishwasher, and space to house a freestanding cooker. A black composite sink and draining board with black mixer tap is set below a uPVC double glazed window, overlooking the drive at the side of the property. There is a large, built in storage cupboard, decorative coving, a radiator and wood effect flooring. A fully glazed, frosted glass uPVC door leads to the sunroom.

Sunroom

The sunroom is a great addition to the property. With panoramic uPVC windows, the room is saturated with natural light. There is tiled flooring and ample space to house a dining table and chair set and an American style fridge freezer. The sunroom features modern panelling to the walls, PVC panelling to the ceiling, a radiator and power points.

Master bedroom

Located at the front of the property, like the lounge, the master bedroom boasts a large, uPVC double glazed bay window overlooking the front garden and a second uPVC double glazed window to the side, allowing in lots of natural light. There is decorative coving and connections to house a wall mounted flat screen TV.



Bedroom two

Situated at the rear of the property the second spacious double bedroom has a delightful view overlooking the rear garden, with a radiator placed below and a second uPVC double glazed window to the side. There is decorative coving and connections to house a wall mounted TV.

Bathroom

Conveniently located by the bedrooms, the modern, four piece bathroom suite comprises of a large, walk in shower with glass screen, mixer shower boasting both rainfall and jet showerhead attachments and tiled surround. There is a freestanding, deep fill bath, with floor standing mixer tap and jet showerhead attachment. A two drawer, wall mounted vanity unit with integrated sink and mixer tap and a push button flush toilet. The bathroom features part tiled walls and wood effect vinyl flooring. There is ceiling spotlights, an extractor fan, a radiator and a wall mounted mirrored vanity unit providing additional storage. A large, uPVC frosted glass double glazed window provides plenty of natural light.

Loft room

Steps lead up to the loft room, which has been split in two. The first part of the room has under eaves storage to opposing walls, providing plenty of storage. There are ceiling spotlights, a large radiator and a uPVC double glazed window overlooking the side of the property. A door leads to the second part of the loft room. This beautiful space has feature wood cladding and built in wardrobes. There is a uPVC double glazed window overlooking the side of the property and access into the useful first floor WC.

WC

The stylish WC has exposed ceiling beams, spotlights, modern, metro style tiles to one wall and wood effect flooring. There is a pedestal sink with mixer tap and a push button flush toilet.

Garage

The garage has an up and over door and benefits from lighting and power.



Exterior

Arriving at the property, there is a large sweeping driveway that continues up to the garage, providing off-street parking for numerous cars. The stunning front garden has been lovingly maintained and is largely laid to lawn, with mature plants and shrubs to the borders. The garden wraps around to the rear, where you will find two patio areas, providing a choice of seating areas. The rear garden is backed by open countryside and gets the sun throughout the day, making it a fantastic place to enjoy family time. Beyond the patios, is a large lawn and there are plants and shrubs surrounding the patio adding a splash of colour.

TENURE

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

COUNCIL TAX BAND D

EPC TBC

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.



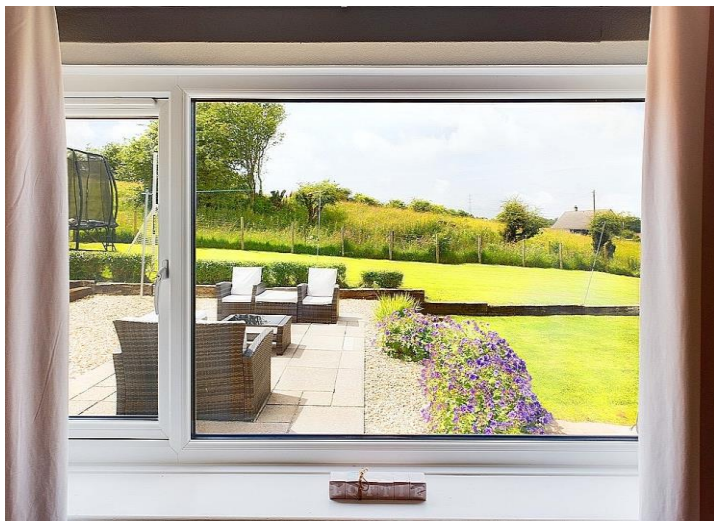
MORTGAGES

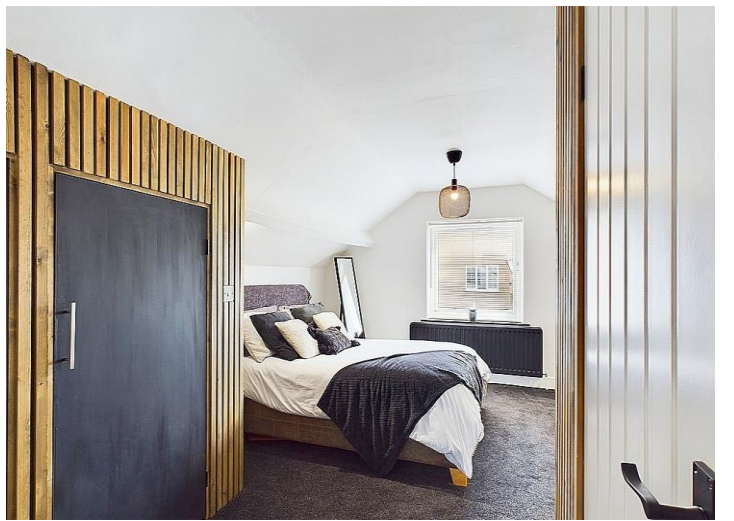
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.



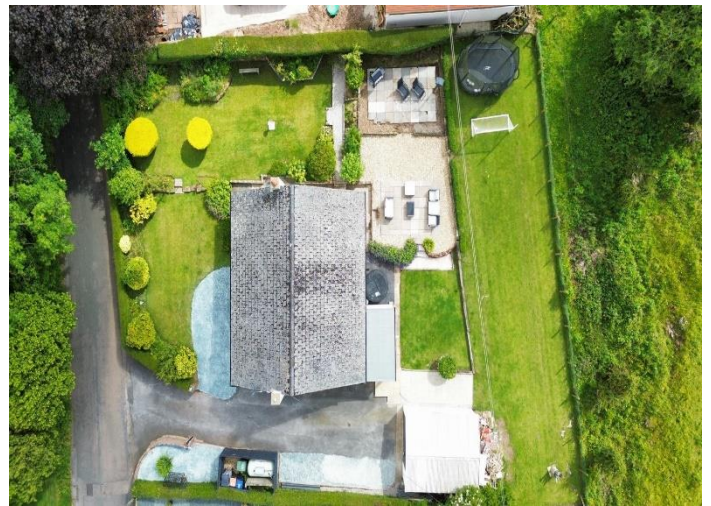


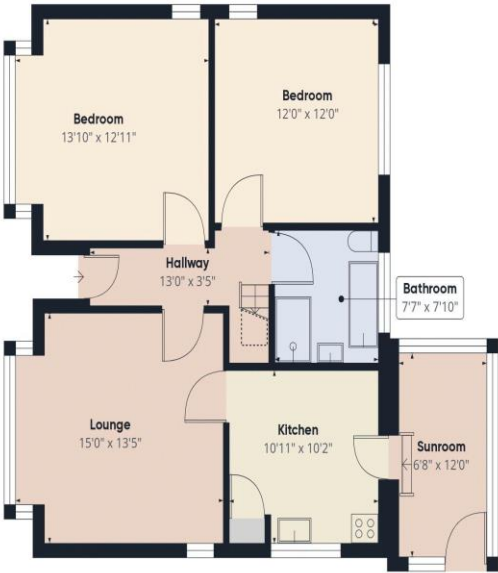




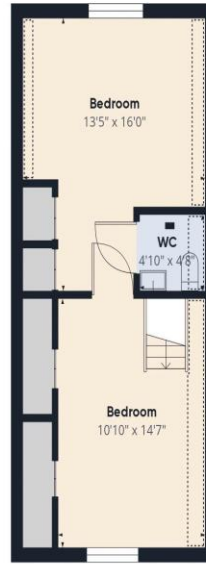
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

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





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1423.04 ft²

Reduced headroom

44.33 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.

GIRAFFE360