



An impressive, four-bed, detached home

Located within a beautiful, encompassing garden

Benefits from a conservatory

Stylish kitchen, with separate utility room

Master, dressing room, and en-suite

Nestled on an exclusive private estate

Stunning lounge, and dining area

Sitting room with French doors to the garden

Four, beautifully-presented bedrooms

Bathroom, two en-suites, and downstairs WC

This beautifully-presented, four-bedroom, detached property is a fine example of a spacious family home. Located on the private estate, known as Rheda Park, this property will certainly attract the attention of any family with the desire to live in a quiet, attractive, and sought-after area. The property enjoys a semi-rural feel, but offers easy access to nearby towns. The Cumbrian coastline, as well as the Western Lakes, and surrounding fells are just a short car journey away. This fabulous home, known as Winton House, has been lovingly-maintained by the current owners over the years. Within the property there is a hallway, beautiful lounge with a feature arch that opens up to a dining area. There is a conservatory, set in the back garden, with French doors that open up to a patio area. There is a stylish kitchen with a range cooker, and the property also benefits from a separate utility room, and downstairs WC. There is an attractive sitting room which is a lovely place to relax with the family. To the first floor, the spacious landing leads to four well-presented bedrooms. There are two en-suites, with the master bedroom boasting a "hidden" dressing room, which in turn leads to an en-suite. The family bathroom is also conveniently located, by the bedrooms, on the first floor. Externally, the property benefits from a spacious driveway which leads to the detached, double garage. The property is set within lovely grounds, and enjoys a mature garden, with a wide variety of trees, shrubs and flowers, which attract a variety of wildlife including red squirrels. To fully appreciate this property, its charming setting, and space offered both inside and out, we highly recommend you arrange a viewing.

ACCOMMODATION

Hallway

This well-presented hallway is entered via a solid-wood door with twin, full-height, frosted side panels, which allow plenty of natural light. There is decorative coving, a double panel radiator, and the hallway provides access to the lounge.

Lounge

This stunning room boasts a multi-fuel stove, set on a marble hearth, with a wooden mantelpiece above. The room has lots of natural light provided by the two uPVC double glazed windows that look out onto the garden. The room has decorative coving, TV point, and satellite point. A feature arch opens up to the dining area.

Dining area

Another lovely area of this home, the dining area has decorative coving, and the continuation of the attractive wood-effect flooring found in the lounge. There is a single panel radiator, and the dining area leads to the kitchen, whilst a patio door opens to the conservatory.

Conservatory

An excellent addition to the property, the conservatory is set in the rear garden and enjoys a pleasant outlook. A large double panel radiator makes the conservatory usable all year round, and there is wall-mounted lighting, laminate flooring, and uPVC French doors open out to a patio area of the rear garden.

Kitchen

This stylish, and immaculate kitchen, incorporates a range of shaker-style wall and base units, with a complementary solid-wood worktop, with built-in breakfast bar. There is a four-door range cooker, with a large stainless steel/glass extractor canopy above. A ceramic sink 1.5 with drainer board and mixer tap is set below one of the two uPVC double glazed windows that look out onto the garden. There is attractive wood-effect flooring, and the kitchen leads to a utility. A feature archway opens to the sitting room.

Sitting room

A lovely area of the home, this room has a uPVC double glazed window that looks out onto the front garden, whilst uPVC French doors open out to a raised patio area of the rear garden. The room has a continuation of the stylish flooring, and numerous ceiling spotlights provide plenty of light when needed. There is a TV point, and a single panel radiator.



Utility

The utility room has a useful base unit, as well as a worktop, and a stainless-steel sink. There is plumbing for a washing machine, decorative coving, and a uPVC double glazed window. Leads to the WC, whilst a half-glazed uPVC door leads out to the garden.

WC

WC, and wash-basin with mixer tap, and tiled splash back. Single panel radiator, and laminate flooring.

First floor landing

A spacious, and well-presented, landing with a useful storage cupboard, decorative coving, single panel radiator, and a uPVC double glazed window. The landing provides access to all bedrooms, bathroom, and also the loft.

Master bedroom

A fabulous double bedroom, which boasts a "hidden" dressing room, and en-suite. There is decorative coving, single panel radiator, and a uPVC double glazed window that looks out over the front garden. There is a two-door, mirrored wardrobe, with one door opening to reveal the dressing room and en-suite.

Dressing room

This spacious room has numerous clothes rails and drawers, providing excellent storage. There is decorative coving, laminate flooring, and a uPVC double glazed, frosted window.

Master en-suite

This well-presented en-suite includes a shower cubicle, WC, and pedestal hand-wash basin. There are part-tiled walls, tiled flooring, decorative coving, and a uPVC double glazed, frosted window.

Bedroom two

This room, currently used as a music room, is a tastefully-decorated bedroom with a feature alcove, decorative coving, single panel radiator and a uPVC double glazed window that looks out onto the rear garden.

Bedroom three

A lovely double bedroom featuring decorative coving, single panel radiator, and a uPVC double glazed window.



Bedroom four

This charming, spacious, double bedroom has numerous ceiling spotlights, as well as wall-mounted bedside lights. There is a single panel radiator and dual aspect uPVC double glazed windows that enjoy a pleasant outlook onto the garden. This bedroom has a feature arch, and also boasts an en-suite

En-suite

A stylish en-suite incorporating a walk-in shower cubicle, with sliding door, and stylish tiled surround. There is a WC, and pedestal hand-wash basin with mirrored cabinets above. Chrome heated towel rail, ceiling spotlights, extractor, and a skylight.

Family bathroom

This well-presented, family bathroom, incorporates a large corner shower with mixer tap and shower attachment. There is a WC, and pedestal hand-wash basin. Bathroom benefits from tile flooring, tile splashbacks, decorative coving, double panel radiator, and a uPVC double glazed, frosted window.

Garage

The double garage benefits from power points, lighting, and an up-and-over door. There is also a pitched roof, which provides an excellent storage space.

Exterior

To the front of the property there is a large, mixed-colour, gravel driveway providing off-street parking. The delightful, encompassing garden has a wide variety of mature trees, palms, and flowers. There are numerous lawn areas, patio areas, and the garden attracts a variety of birdlife, and red squirrels. There is a vegetable bed, and two garden sheds which provide useful storage. Areas of the garden feel incredibly private and are lovely places to relax with friends and family.



TENURE

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

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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