



**Enjoys fabulous, elevated countryside and fell views**

**Stylish kitchen/diner with bay window and integrated appliances**

**Beautiful bathroom, master ensuite and downstairs WC**

**Fabulous, incredibly spacious lounge with French doors and skylights**

**Popular development, built by an award-winning developer**

Located on this popular development built by the award-winning developer Story Homes is this fabulous family home. Set over three floors, the property offers plenty of living space, including an incredibly spacious lounge and impressive master bedroom with its own ensuite. The property has been lovingly cared for by the current owners and is in excellent decorative condition. You would simply need to move in and unpack. An excellent home for a professional couple or family, this home really has a tremendous amount to offer. Step inside, you'll find yourself in the hallway and a door opposite leads through to the lounge. The lounge is very spacious and has lots of natural light via French doors and skylights. The open plan kitchen and diner boasts integrated appliances and features a bay window, which not only adds space, but can be seen from the front increasing the kerb appeal of the property. The ground floor also benefits from a WC. Heading up to the first floor you will find the first three bedrooms, all of which are well presented and the two facing the rear enjoy a pleasant outlook. The immaculate family bathroom is located on this floor. Continuing up you will reach the master bedroom, which is incredibly spacious and has a dormer window to the front and a skylight at the rear, which offers the most impressive countryside and fell views. The master bedroom has a stylish ensuite shower room. Outside there is a driveway providing off-street parking for two cars. At the rear, there is a low maintenance garden with a spacious patio and lawn. To fully appreciate this lovely home and the value for money it offers please contact the office to arrange a viewing.

**Spacious home set over three floors**

**Four light and airy bedrooms**

**Block paved drive for two cars**

**Low maintenance garden to the rear**

**Very large master bedroom with fabulous views**

## ACCOMMODATION

### Hallway

This well presented hallway is accessed by a composite door, with central frosted glass panel. There is LVT flooring, a handy double socket, a radiator and an under stairs storage cupboard. The hallway provides access to the spacious lounge, modern kitchen/diner, and downstairs WC. There are also stairs that lead up to the first-floor landing.

### Lounge

This lovely, spacious room enjoys plenty of natural light, as there are two skylights, both fitted with blackout blinds, plus there is a set of uPVC French doors with side windows that open out to the garden. There are all the usual connections such as Internet and TV and the room has plenty of warmth provided by two radiators.

### Kitchen/diner

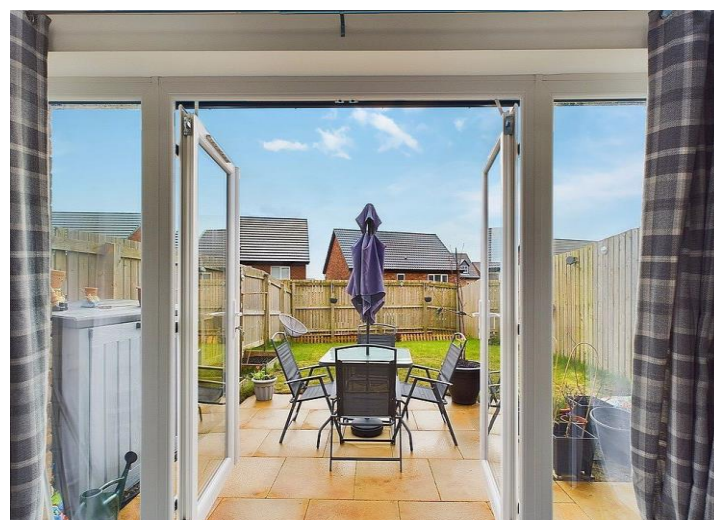
Like the rest of the property, this room is in excellent condition and the stylish kitchen has a range of cream, wall, and base units, with a complementary worktop and matching up stands. There are two built-in electric ovens and a five-ring gas hob with a stainless steel splash back and extractor canopy above. There is also a 1.5 composite sink with drainer board and mixer tap. The room has plenty of light with ceiling spotlights and under cupboard lights in the kitchen, and a central pendant light above the dining area. The kitchen also boasts an integrated dishwasher, integrated washing machine and integrated fridge freezer. The room boasts LVT flooring and there is a radiator neatly placed below a uPVC double glazed bay window which looks out to the front.

### WC

Here you will find a continuation of the modern LVT flooring. There is a toilet and pedestal hand wash basin with mixer tap and tile splashback. a tastefully decorated room with an extractor, radiator, and a uPVC double glazed frosted window.

### First floor landing

On the landing you will find power points, airing cupboard and doors leading to the first three bedrooms, the bathroom there are stairs leading up to the second-floor landing.



### **Bedroom one**

This lovely room is currently set up as a nursery. There is a radiator and a uPVC double glazed window that looks out over the rear of the property.

### **Bedroom two**

A second good sized bedroom with a radiator and a uPVC double glazed window to the front.

### **Bedroom three**

The third bedroom is currently used as a home office and has a radiator and a uPVC double glazed window which looks out over the rear garden and beyond.

### **Bathroom**

The stylish and immaculate bathroom suite comprises of a bath with central mixer tap and shower attachment. There is a toilet and pedestal hand wash basin with mixer tap. There is stylish, tiled flooring and eye-catching tiled walls. The room has a chrome heated towel rail, shaver point, ceiling spotlights, extractor fan and a uPVC double glazed frosted window.

### **Second floor landing**

Heading up to the second floor you will find wall mounted lights and power points. The second-floor landing leads to the very spacious master bedroom.

### **Master bedroom**

One of the most impressive points of this room is the most splendid view across the Cumbrian countryside with the fells visible in the distance. The view is accentuated due to the elevated position of the property and of course the bedroom being on the third floor. There is lots of natural light with a large skylight with fitted blackout blind, and there is a dormer window to the front. The room has a feature wood panelling, two radiators and a TV and phone point. The master bedroom also benefits from an ensuite shower room.

### **Ensuite shower room**

The stylish ensuite shower room comprises of a shower with both rainfall and handheld showerhead. There is a toilet and pedestal hand wash basin with mixer tap. There is a porcelain tile floor and matching tiled walls. The ensuite boasts a shaver point, ceiling spotlights, cupboard and radiator. There is also an extractor and skylight from which you can enjoy lovely view.



## Exterior

At the front of the property, there is a block paved driveway which provides off-street parking for two cars. At the side of the drive, you will find a lawn to the right and shrubs to the left, providing a splash of colour. There is gated access down the right-hand side of the property, which leads to the rear garden. Here you will find a spacious patio area which leads onto a lawned area, which enjoys the sun throughout much of the day. Being securely fenced around the garden is suitable for those with young children or pets.

## TENURE

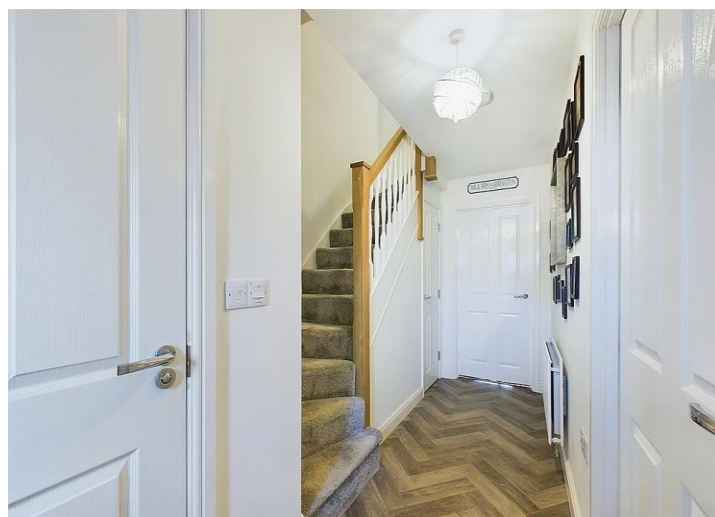
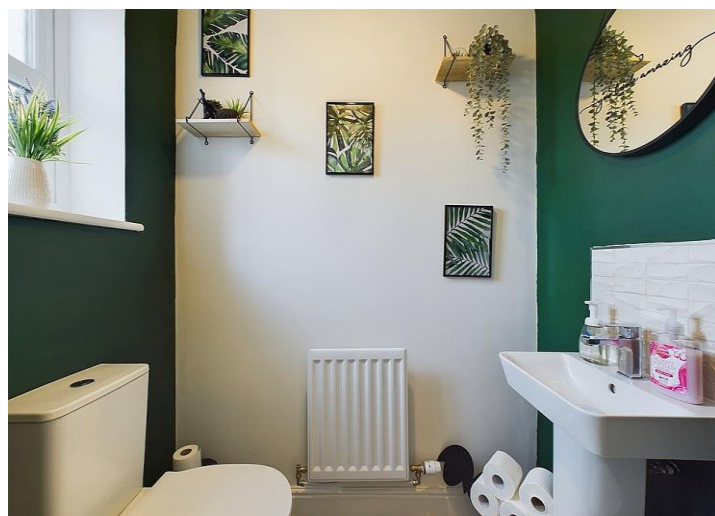
We have been informed by the vendor that the property is freehold, with an annual maintenance charge of £120.

## COUNCIL TAX BAND C

## EPC B

## LOW FEES, LOCAL EXPERTISE

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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.



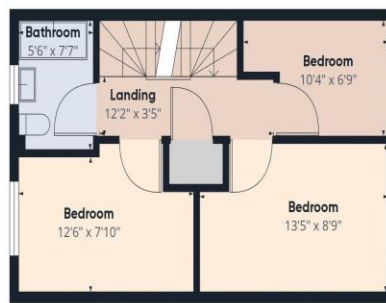


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Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1224.76 ft<sup>2</sup>

Reduced headroom  
42.69 ft<sup>2</sup>

(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.

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