



Stylish open plan kitchen diner with patio doors

Ideal for first time buyers couples or families

Contemporary family bathroom plus downstairs WC

Enclosed rear garden with patio and lawn

Beautifully presented lounge

Stunning modern home

Tastefully decorated throughout

Three good size bedrooms

Double driveway to the front

Popular village location

Built approximately 5 years ago, this deceptively spacious modern home, is beautifully presented, with stylish, modern décor throughout. Ideal for first time buyers, couples, or families. The property is immaculate and ready to move into. Situated in a quiet cul-de-sac in the sought after village of Dearham, which has long been a popular place to live, and is close to the local primary school, local garage with shop and has excellent transport links to the surrounding areas. The nearby towns of Cockermouth and Maryport can be reached in just a few minutes drive. Step inside the lovely entrance hall, and you will find stairs to the first floor and access into the beautiful, spacious lounge. The stylish, modern open plan kitchen diner boasts integrated appliances and patio doors to the garden. There is also a useful downstairs WC. To the first floor, there are three, well proportioned bedrooms which all boast immaculate, modern décor. The contemporary, modern bathroom is also conveniently located at the top of the stairs. Externally, to the front, the property boasts a double tarmac driveway, providing off-road parking for two cars. To the rear, there is a lovely, secure rear garden with well maintained, central lawn, a flagstone patio, and gravelled borders. With gated access at the rear. Viewing is essential to appreciate this fabulous modern property.

ACCOMMODATION

Entrance hall

Entered through a composite door with double glazed, frosted glass panels. The well-presented entrance hall gives a glimpse into the interior finish of this lovely home, with a stylish, modern, LED ceiling light, grey oak effect laminate flooring and modern neutral décor. There is a single panel radiator, stairs to the first floor and a door leading into the lounge.

Lounge

A beautifully presented, light and spacious lounge with stylish, modern décor, and a large, under stairs storage cupboard. There is a uPVC double glazed window overlooking the front of the property, with a double panel radiator below, a TV point, and the room provides access into the kitchen diner.



Kitchen diner

A stylish, modern open plan kitchen diner, incorporating a range of contemporary shaker style, grey wall, and base units, with beautiful, contrasting rose gold accessories. There is modern, marble effect work surfaces with matching splash backs and up stands, an integrated fridge freezer, a built-in electric oven, with black glass electric hob set into the worktop, and an integrated, stainless-steel extractor above. A 1.5 composite sink and drainer unit, with rose gold mixer tap, plumbing for a washing machine and space for tumble dryer. The kitchen has feature, stripped lighting to the centre of the room, a uPVC double glazed window overlooking the rear garden, and modern, wood effect flooring. To the dining area, there is a double panel radiator and uPVC double glazed patio doors, which lead out onto the rear garden. Finished with modern neutral décor, with access into the downstairs WC.



Downstairs WC

A generously sized useful downstairs WC, with pushbutton flush toilet, a high-gloss vanity unit, incorporating a modern, rectangular hand wash basin with waterfall mixer tap, and tiled splash back. There is a single panel radiator, wood effect flooring and an extractor fan.

First floor landing

the first floor landing boasts beautiful, immaculate, modern décor which highlights the beautiful oak balustrades and benefits from a large, over stairs storage cupboard, a single panel radiator and access into three bedrooms and the family bathroom.



Family bathroom

The stunning family bathroom incorporates a lovely, white suite which briefly comprises of a stylish, high-gloss white vanity unit, with rectangular hand wash basin, waterfall mixer tap and modern, grey mosaic splashback and concealed cistern toilet with mounted flush. The deep fill 'P' shaped shower bath has a waterfall mixer tap, with mixer shower above, boasting both rainfall and jet showerhead attachments. The bathroom features contemporary, modern tiled splash back, and a large, useful built-in storage cupboard with a uPVC double glazed frosted glass window, a double panel radiator, a wall mounted, LED mirror, beautiful, grey wood effect flooring, and modern spotlights to the ceiling.



Master bedroom

The gorgeous, light, and spacious master bedroom, boasts stylish decoration with a beautiful, feature wall, complemented by neutral colours. There is a TV point, a uPVC double glazed window which overlooks the rear garden, with a double panel radiator below.



Bedroom two

A second, well-proportioned and beautifully presented double bedroom, with tasteful modern décor, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below and pulldown loft access, with fitted ladder.

Bedroom three

A generously proportioned, and immaculately presented third bedroom, with stylish décor a uPVC double glazed window overlooking the front of the property with a double panel radiator below.



Externally

To the front, the property boasts a double tarmac driveway, providing off-road parking for two cars. To the rear, there is a lovely, secure rear garden with well maintained, central lawn, a flagstone patio, and gravelled borders. With gated access at the rear.

TENURE

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

COUNCIL TAX BAND B

EPC TBC

LOW FEES, LOCAL EXPERTISE

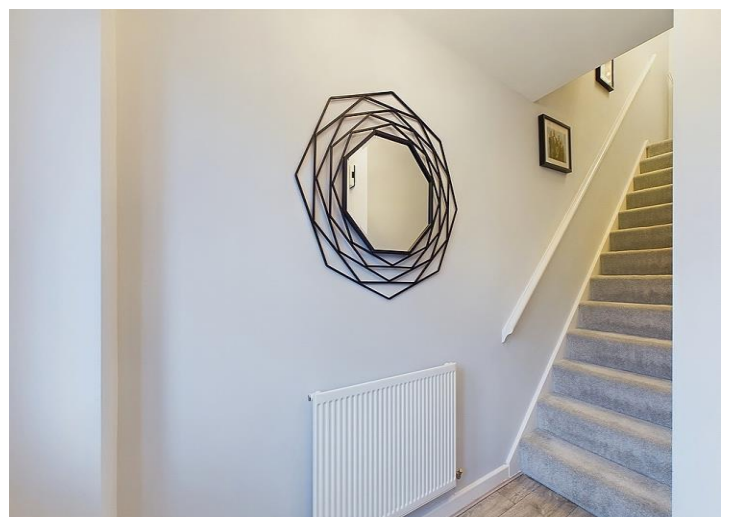
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MORTGAGES

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NOTE

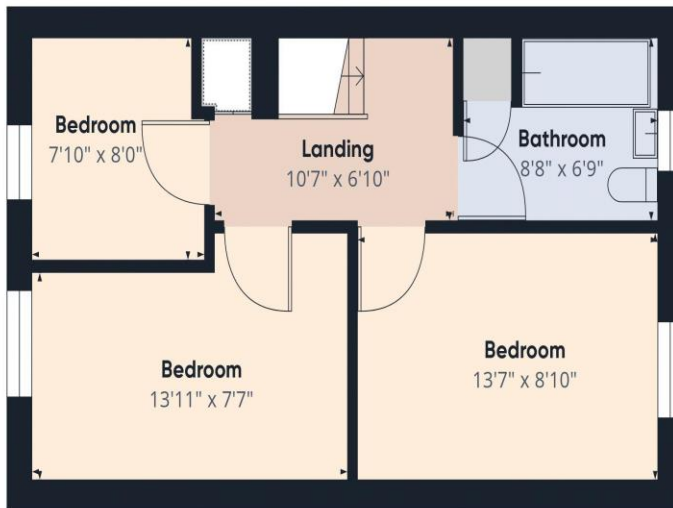
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
841.9 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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