



Spacious, detached, family home

Large utility and downstairs shower room

Easy access to Cockermouth and Maryport

Patio doors to the garden

Versatile fourth bedroom

Stylish, modern, kitchen diner

Beautifully presented

Quiet village location

A beautifully presented, detached, family home occupying a spacious corner plot on a quiet cul-de-sac in a popular and quiet village. Immaculately presented and tastefully decorated throughout, the property has ample versatile living space. The village provides easy access to Maryport and Cockermouth and sits on the edge of the Lake District national park, making it an ideal base for those who like to visit the Cumbrian fells. The accommodation briefly comprises of: porch, entrance hall, beautifully presented lounge and a stylish open plan kitchen diner with patio doors to the garden. There is a large utility room with additional cabinets and a second set of patio doors, a useful downstairs shower room and a versatile guest room or fourth bedroom to the ground floor with fitted wardrobes. To the first floor there are three, good sized, well presented, bedrooms and the modern family bathroom. Externally, the property boasts a generous driveway with plenty of parking, a lovely south facing garden to the rear with two sheds, a summerhouse and patio area. Viewing is essential to appreciate the space on offer both inside and out.

ACCOMMODATION

Entrance porch

A lovely addition to the property, the uPVC entrance porch has panoramic windows, uPVC double glazed door tile effect flooring, a built in storage cabinet with wooden glazed door leading into the hallway, a wall mounted anthracite towel heating radiator and tiled flooring.

Entrance hall

A well presented entrance hall, with lovely wood effect flooring, modern décor, stairs to the first floor and there is access into the lounge and the ground floor bedroom.

Lounge

A beautifully presented, light and airy, lounge with lovely open chimney breast featuring a mosaic tiled hearth, a wooden mantel above and built in storage to the side. A uPVC double glazed window overlooks the front of the property and you will find lovely modern décor, dado rail, decorative coving and there is open access into the dining area.

Kitchen diner

This beautiful, contemporary, modern kitchen and diner features a range of stylish navy blue base units with copper handles, contrasting wood effect work surfaces with matching white wall units and metro tiled splash backs. There is a built in double electric oven with stainless steel gas hob set into the peninsula, a stainless steel extractor hood is in place above, a ceramic sink and drainer unit with mixer tap, an integrated dishwasher below, a lovely wooden windowsill below a uPVC double glazed window which looks out over the rear garden. To the dining area there is lovely, low level, feature lighting and uPVC double glazed patio doors lead out onto the rear garden providing plenty of natural light. There is lovely wood effect flooring which is a contrast to the modern tiled floor in the kitchen which also benefits from a large under stairs pantry style storage cupboard.

Utility room

This spacious utility room has a range of two tone wall and base units which match the kitchen's stylish navy blue units with contrasting wood effect work surfaces and wood effect wall units. There is modern metro style tiled splash backs, ceramic sink, mixer tap, plumbing for a washing machine and there is vented space for tumble dryer. There is a uPVC double glazed window and uPVC double glazed patio doors lead out onto the rear garden. You will find modern tiled flooring, a wall mounted rose gold towel heating radiator and the utility provides access into the downstairs shower room.



Shower room

A stylish, modern, ground floor shower room with a suite briefly comprising of: a pedestal wash basin with mixer tap, a push button flush toilet, shower cubicle with sliding glass door and mixer shower with rainfall showerhead. There is lovely feature, stone effect, tiled walls to either side and modern décor incorporating modern metro style tiling, a wall mounted chrome towel heating radiator, tiled flooring with under floor heating and an extractor fan to the ceiling.

Ground floor guest room

A versatile ground floor guest room boasting fitted wardrobes with sliding mirrored doors offering excellent storage, modern décor, a uPVC double glazed window overlooking the front of the property with a double panel radiator below and wall mounted TV aerial point. This fantastic room makes a great guest room as its currently used fourth bedroom and could be utilised as a home office or playroom if preferred.

First floor landing

A light and airy landing area with a uPVC double glazed window, modern décor and a useful over stairs storage cupboard with additional storage cupboard and shelving. Provides access into three bedrooms and the family bathroom.

Bedroom one

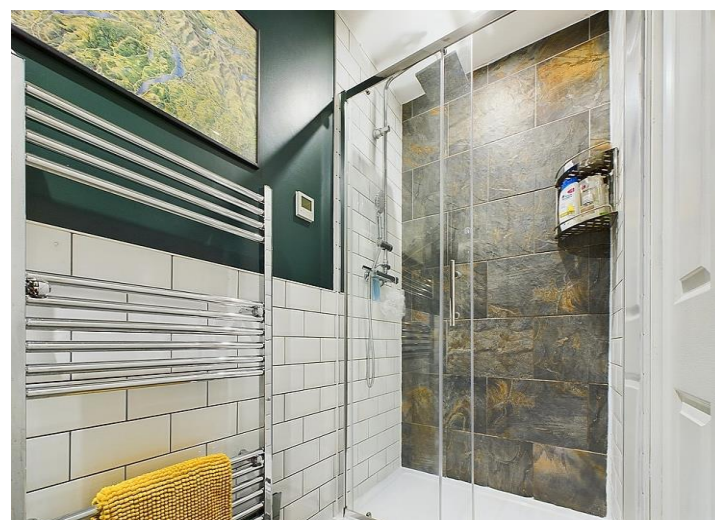
This spacious and well presented double bedroom has a feature wall with modern panels, a range of open storage with hanging rails and shelving, a uPVC double glazed window overlooking the rear garden with a double panel radiator below and decorative coving to the ceiling.

Bedroom two

A second, well proportioned, double bedroom with fitted open storage including hanging rails and shelving, a uPVC double glazed window overlooking the front of the property with a double panel radiator below.

Bedroom three

A generously proportioned single bedroom with a uPVC double glazed window overlooking the front of the property, a double panelled radiator is in place below with modern décor and decorative coving to the ceiling.



Family bathroom

This contemporary, modern, family bathroom has a suite which briefly comprises of: bath with mixer shower above and fixed glass shower screen, a pedestal hand wash basin with mixer tap, push button flush toilet with fully tiled walls, wall mounted chrome towel heating radiator, tiled flooring and a uPVC double glazed window with frosted glass.

Externally

To the front of the property there is a large driveway which offers ample off road parking with gated access to the side which leads around to the rear garden. To the rear of the property there is a fantastic, south facing, garden which is split into two lawn areas with a patio area situated to the rear of the utility incorporating a log store. There is a greenhouse, access to a well maintained lawn with raised sleeper beds to the borders and a rose arch leading to the second lawn with shed. There is a secondary shed and summer house to the rear with hedgerows to the borders creating privacy and a large lawn.

TENURE

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

COUNCIL TAX BAND B

EPC D

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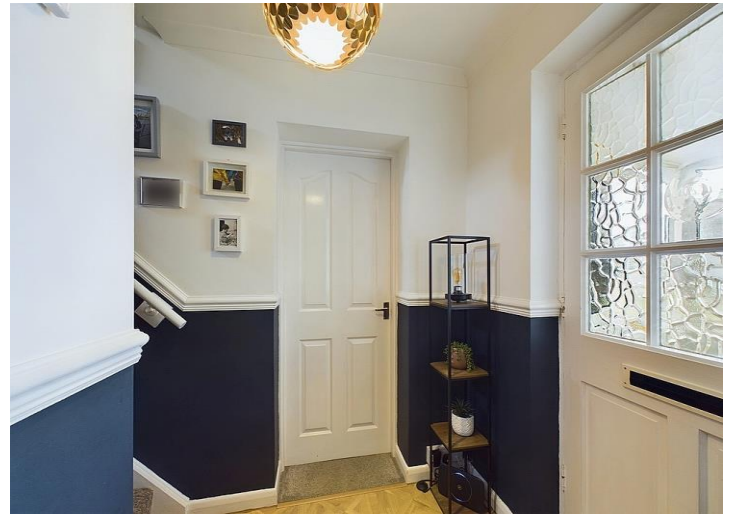


MORTGAGES

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NOTE

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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

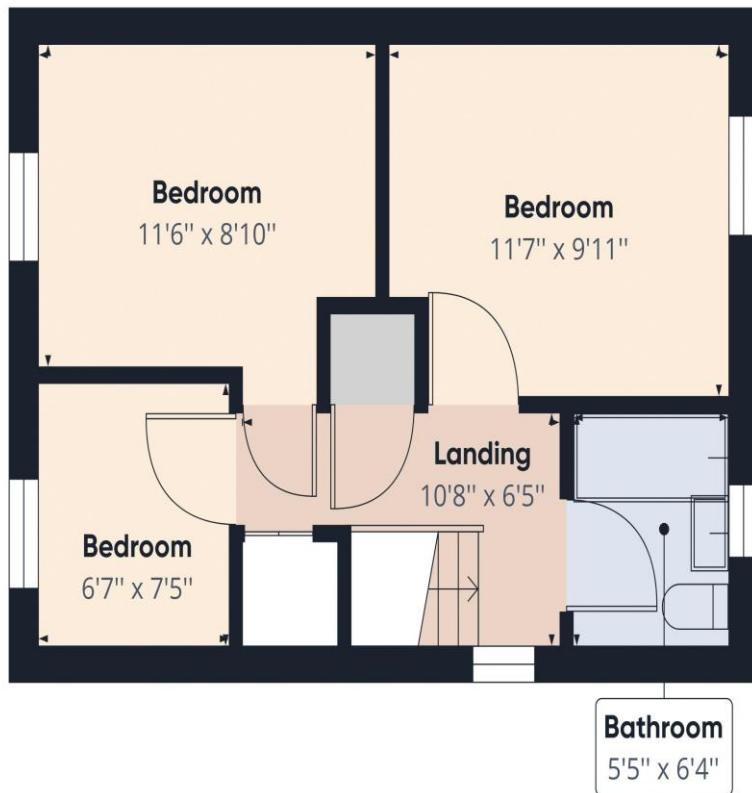


Approximate total area⁽¹⁾
609.45 ft²

(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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Floor 1



Approximate total area⁽¹⁾
347.18 ft²

(1) Excluding balconies and terraces

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