



**A stunning and most impressive renovation**

**Beautiful lounge with feature fireplace, bow window and wood panelling**

**Dining area with panelling and French doors**

**Luxurious high-end bathroom suite**

**Spacious driveway and low maintenance garden**

**Eye-catching features found throughout the property**

**Gorgeous kitchen with bespoke lighting**

**All bedrooms boast built-in wardrobes**

**Benefits from a useful outbuilding**

**For sale with no forward chain**

Wow, what a transformation! This three-bedroom home has been completely and utterly transformed with this careful and meticulous makeover. No expense has been spared to transform this property into the stunning home from you see today and even benefits from full cavity wall insulation. Throughout, the property boasts a range of eye-catching features, including wood panelling, bespoke lighting and fitted wardrobes. The property is in an excellent location, just a five minutes drive to Whitehaven town centre and for those with children, numerous schools are just a short drive away. On arriving at the property you will notice there is a pleasant garden to the front, with a spacious seating area. There is certainly plenty of off-street parking with a spacious driveway. At the rear, there is an additional garden with a newly laid decked area and there is also a two roomed outbuilding, which provides excellent storage. Step through the front door and you'll find yourself in the hallway and you'll immediately notice the style and tasteful décor. Oak veneer doors lead throughout the property, from the hallway you can enter the lounge. The lounge boasts a stylish fireplace which can change colour, and above are connections for a flat screen TV. You will also notice the eye-catching wood panelling and there is a bow window to the front. The kitchen is simply fantastic, with its high gloss units, spacious dining area with wood panelling and French doors that lead out to the garden. Dividing the kitchen and dining area is bespoke lighting which is remote-controlled and has numerous settings. Heading up to the first floor, you will notice the panelling on the stairs and the glass balustrade. There are more oak veneer doors that lead to all the bedrooms and the bathroom. Each bedroom has bespoke mirrored wardrobes and the third bedroom features a bed with bespoke drawers which provides additional storage. The bathroom will certainly catch your eye with this beautiful finish and quality materials. This really is a fantastic renovation, producing this home which is quite simply, stunning. To view this property, its quality, space and style please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

This stylish hallway is accessed via a uPVC door with a frosted glass panel. You'll immediately notice the eye-catching staircase and oak veneer doors that lead through to the rest of the property. The hallway has a radiator with bespoke radiator cover, there are handy power point's, stylish LVT flooring and a uPVC double glazed window allows in additional natural light.

### Lounge

As you open the door to the lounge you will immediately notice the eye-catching, bespoke wall, which is painted blue to stand out from the rest and has feature wood panelling. Not only that, but there is also an under stairs storage cupboard accessed via a pushbutton door. The lovely lounge boasts a log effect, electric fire which has remote control settings to change the lighting, colour and temperature. Above the fireplace, there are connections for a flat screen wall mounted TV. The room boasts a continuation of the stylish flooring found in the hallway and this also continues through to the kitchen. A newly installed radiator is set below a uPVC double glazed window which looks out to the front. A half glazed oak veneer door leads through to the open plan kitchen and diner.

### Kitchen/diner

No expense has been spared on this gorgeous room. You will notice the two areas of the room are divided by a bespoke lighting feature, which is remote-controlled and is quite the talking point. The kitchen has a range of high gloss, wall and base units with a complementary, marble effect worktop with tile splash back. There is a built-in electric oven with a separate induction hob and extractor above with built-in lighting. The kitchen has ceiling spotlights, and the dining area has two pendant ceiling lights. The kitchen has space for a fridge freezer and there is an integrated washing machine. A stainless steel sink with drainer board and soap dispenser is set below a uPVC double glazed window to the rear. The kitchen has a bespoke cupboard, which discreetly houses and provides easy access to the boiler which has been recently installed. There is a radiator with radiator cover and the kitchen has USB charging points. The dining area boasts a beautiful wall, with feature wood panelling and plenty of space for a dining table and chair set. French doors provide additional natural light and lead out to the decked area of the rear garden.



### First floor landing

As you head up the stairs you will notice the beautiful wood panelling, tasteful décor and at the top, there is a glass balustrade. The landing has a handy double socket, a radiator and an airing cupboard which has had new shelves added and has been decorated. Nothing had been missed on this property. Oak veneer doors lead to all three bedrooms, the bathroom and there is access to the loft via a newly installed pulldown folding ladder. The loft has 350mm insulation fitted and is fully boarded, providing additional storage.

### Bedroom one

The beautiful double bedroom boasts a three door wardrobe with clothes rails and shelving. The room has bespoke wood panelling which is painted to match the lounge and there are also USB charging points. A radiator is set below a uPVC double glazed window that looks out to the front.

### Bedroom two

A second double bedroom boasts a built-in mirrored wardrobe. There is a radiator and a uPVC double glazed window to the rear.

### Bedroom three

The third bedroom has had plenty of attention and boasts a bespoke bed with headboard, two large under bed pull-out drawers and there is even a built-in wardrobe which matches those found in the other bedrooms. The wardrobe even has a “hidden” cupboard within which provides additional storage. There is a radiator, and a uPVC double glazed window looks out to the front.

### Bathroom

Like the rest of the property, the bathroom is stunning. There is a bath with black screen, matching waterfall mixer tap and shower above, with both rainfall and handheld showerheads. There is a wash basin with black waterfall mixer tap, over a three door vanity unit which provides plenty of storage. There is a pushbutton toilet and chrome heated towel rail. The bathroom has a mirror with built-in LED lighting and there are fully tiled walls and tiled flooring. Two uPVC double glazed frosted windows provide plenty of natural light.

### Outbuilding

The property benefits from an outbuilding which is split into two sections and provides excellent storage and has benefited from a newly installed roof.



## Exterior

At the front of the property, there is a well-maintained garden which is largely laid to lawn and has a gated path that leads up to the front door. There are mature trees at the front providing a splash of colour and adding to the privacy. There is also a spacious patio area which is perfect to place a table and chair set. The garden continues around the side, where you will also find a spacious gravel driveway, which provides plenty of off-street parking. The rear garden has a large, newly built decked area, with plenty of space to sit out and enjoy the sunshine and perhaps enjoy a barbecue with friends and family. The garden is laid with easy maintenance gravel and is securely fenced around, making it suitable for those with children and pets.



## TENURE

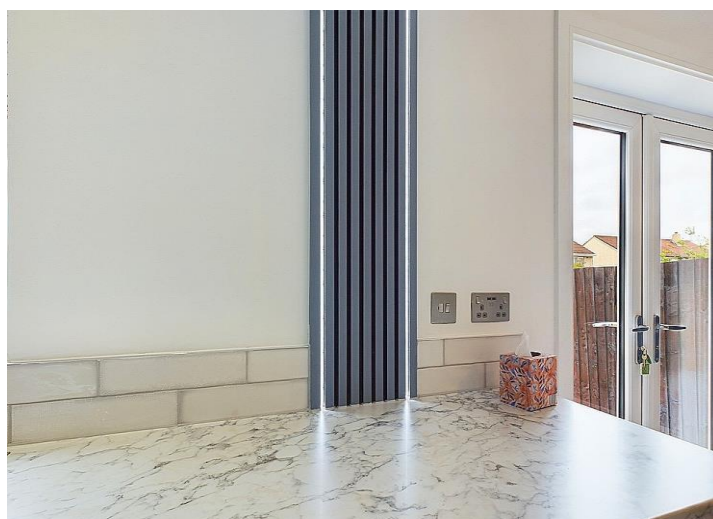
We have been informed by the vendor that the property is freehold.

## COUNCIL TAX BAND A

## EPC C

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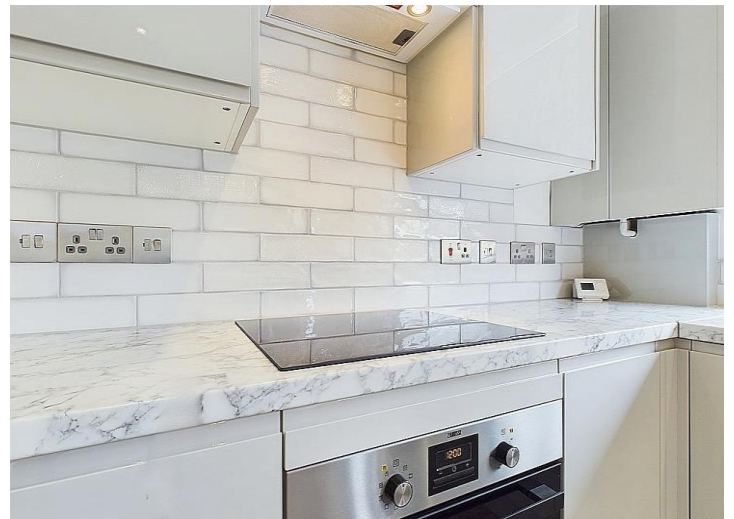


## MORTGAGES

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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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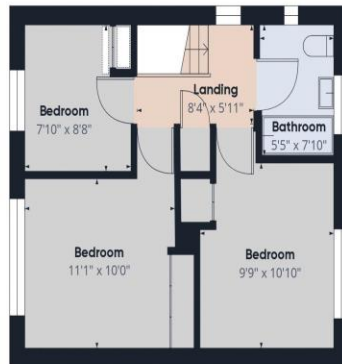
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Ground Floor



Floor 1



Approximate total area  
888.61 ft<sup>2</sup>

(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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