



Nestled on the edge of a popular residential park

Beautifully presented and tastefully decorated

Delightful yet low maintenance garden

Surrounded by beautiful countryside

Completely renovated throughout

New kitchen and shower room

Offers superb value for money

Two tastefully decorated bedrooms

This beautiful park home is set within a popular residential park, nestled within the picturesque Cumbrian countryside. The current owners have spent a considerable amount of time and money updating the property to produce this beautiful home you see today. The kitchen and bathroom have been upgraded and the whole property has been redecorated throughout. Set on the edge of the park, the property is bordered by open countryside where pleasant walks are to be enjoyed. Whilst enjoying a semi-rural feel, the property is located relatively centrally to the nearby towns of Whitehaven, Workington and Cockermouth which can be reached in just a 5 to 10 minute drive and there is regular public transport available to the gates of the park. The property is in a superb place from which to explore the Cumbrian coastline, quieter western lakes and surrounding fells. The property has a lovely lounge with two windows that look out across the countryside and double doors open to a versatile sitting/dining room. The kitchen is simply beautiful with its modern and tasteful design. There is an inner hall that leads to both bedrooms, both featuring built in wardrobes. The stylish shower room is also conveniently located by the bedrooms. The property has an attractive, yet low maintenance, garden which is lovely place in which to sit, relax and spend time enjoying your morning coffee or evening glass of wine. To fully appreciate the value for money this property offers and its delightful location please contact the office to arrange your viewing.

ACCOMMODATION

Lounge/diner

This lovely room has lots of natural light as there are uPVC French doors as well as uPVC double glazed bow windows which look out across open countryside. The room, which is beautifully presented, has decorative coving and there is a radiator which provides plenty of warmth when required. Double doors open to the versatile sitting/dining room.

Sitting/dining room

This highly versatile room could be used for a variety of purposes, including a snug or home office if desired. The room features a radiator, decorative coving and a uPVC double glazed window provides plenty of natural light. There are doors leading to an inner hallway and through to the kitchen.

Kitchen

This beautiful kitchen incorporates a range of shaker style wall and base units, a contrasting worktop with matching up stands, a built in electric oven with a separate induction hob and stainless steel/glass extractor canopy in place above. The kitchen has plumbing for a washing machine with space for a tumble dryer, fridge and freezer. There is a handy built in cupboard and a 1.5 stainless steel sink with drainer board and mixer tap set below a uPVC double glazed window that has a pleasant outlook to the front of the property. The kitchen leads to a vestibule.

Vestibule

Here you will find a useful storage cupboard which discreetly houses the Baxi combi boiler fitted in 2023. There is a half glazed uPVC door that leads out to the front of the property.

Inner hall

The inner hall has decorative coving and leads to both bedrooms and the shower room.

Bedroom one

A light and airy bedroom benefiting from a four door fitted wardrobe which provides fantastic storage. There is decorative coving, a radiator and a uPVC double glazed window that looks out to the front of the property.



Bedroom two

A second, well presented, double bedroom with a two door, built in wardrobe. The room also features decorative coving, a radiator and a uPVC double glazed window.

Shower room

Like the rest of the property the shower room is in immaculate condition and comprises of a shower cubicle with twin sliding doors. There is a toilet, a wash basin with mixer tap over a two door vanity unit with a mirror in place above. There is a chrome heated towel rail, wall mounted heater, decorative coving and a uPVC double glazed frosted glass window.

Exterior

The property enjoys a pleasant, well maintained, garden which wraps around the property. There is a choice of seating areas and the garden feels rather private. Due to the lovely setting of the property you can enjoy the sunshine and also enjoy the peace and quiet accompanied with beautiful birdsong.

TENURE

The monthly pitch fee is around £166.82. With a park home you purchase the home and rent the plot upon which it is sited. This fee is referred to as the pitch fee. Nepgill Park has a fully residential site licence which has been granted in perpetuity. You have the security of tenure and the right to sell your home on the open market.

COUNCIL TAX BAND A

EPC N/A

LOW FEES, LOCAL EXPERTISE

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NOTE

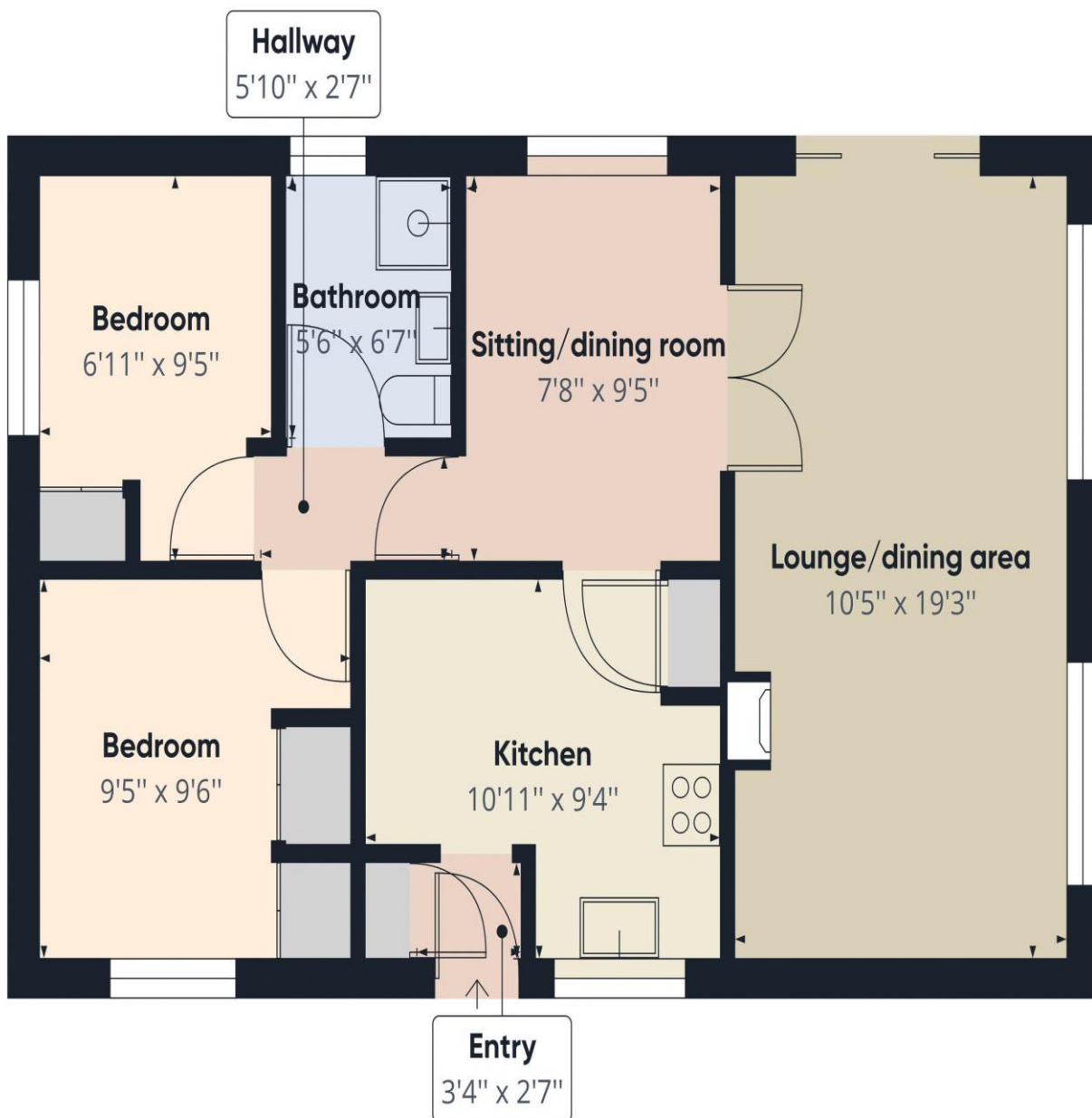
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Approximate total area⁽¹⁾
591.33 ft²

(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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