



Spacious, detached family home

Spacious driveway and garage

Open plan lounge and diner with French doors

Benefits from a conservatory

Walking distance to schools and town centre

Quiet cul-de-sac location

Lovely, sun trap garden at the rear

Stylish and modern kitchen

Eye-catching four piece bathroom suite

A perfect home for many families

Located at the end of this quiet cul-de-sac is a spacious detached family home. This area of Egremont is certainly popular and detached properties like this do not become available very often. Set on a spacious plot, the property has a large block paved driveway to the front and a lovely garden to the rear, which is quite the sun trap. For families with young children, numerous schools are within walking distance including Bookwell primary School, Orgill School and St Bridget's Catholic primary School. The town centre, with its wide range of amenities and historic castle is just a 10 minute walk away. The picturesque seaside village of St Bees can also be reached with a short car journey where you can enjoy walks along the beach. The property has been well cared for by the current owners and the accommodation comprises of a hallway which leads through to a spacious open plan lounge and diner. The room has plenty of natural light and boasts French doors that lead out onto the rear garden. There is a modern kitchen which has plenty of style and leads through to a conservatory which looks onto the garden at the rear. The property also has a downstairs WC and there is internal access to the garage. Heading up to the first floor you will find all three bedrooms and the modern four piece family bathroom. In addition to the driveway the garage provides additional parking, excellent storage and the possibility to extend. To fully appreciate this lovely home please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a composite door with frosted glass panels. The hallway benefits from laminate flooring, an under stairs storage cupboard and a radiator. Doors lead through to the open plan lounge and diner, kitchen and the downstairs WC. There are also stairs that lead up to the first floor landing.

Lounge

The centrepiece of this well-presented lounge is the eye-catching coal effect gas fire, set on a marble hearth with matching marble insert and ornate, marble effect surround. The room has plenty of natural light as there is a large, uPVC double glazed window to the front and uPVC French doors open out to the rear garden. The lounge area has carpet and a radiator, whilst the dining area has laminate flooring and an additional radiator. There is plenty of space for living room furniture and a large, family sized dining room table and chair set.

Kitchen

The stylish and modern kitchen incorporates a range of wall and base units with a contrasting worktop and matching splash backs. There is a built-in electric oven and grill, with a separate induction hob and stainless steel/curved glass extractor canopy above. For convenience, the kitchen has an integrated fridge and a washing machine. A 1.5 composite sink and draining board with mixer tap is set below the uPVC double glazed window that has a delightful outlook onto the rear garden. There is also a useful storage cupboard and a radiator provides plenty of warmth. A fully glazed uPVC door leads through to the conservatory.

Conservatory

A lovely addition to the property is the conservatory, which can be used as a breakfast room as it adjoins the kitchen. There is plenty of natural light and a pleasant outlook onto the rear garden. A fully glazed door leads to the exterior, whilst another provides interior access to the garage.

Garage

The garage benefits from lighting, power points and boasts an electronic up and over door.

WC

Here you will find a toilet and hand wash basin. There is a radiator and a uPVC double glazed frosted window.



First floor landing

The landing has a handy power point and a uPVC double glazed window. The landing leads to all three bedrooms, the bathroom and there is access to the loft.

Bedroom one

A spacious double bedroom featuring a radiator and a uPVC double glazed window to the front.

Bedroom two

A second spacious double bedroom with a radiator and a uPVC double glazed window looking down onto the garden at the rear.

Bedroom three

The third bedroom would make an ideal home office or dressing room if a third bedroom is not required. There is a radiator and a uPVC double glazed window.

Bathroom

The spacious bathroom comprises of a large walk in shower with sliding doors, the shower control is set on the easy clean PVC panelling. A wash basin with mixer tap and toilet is set in a multi cupboard vanity unit, which provides plenty of storage. There is a bath, radiator and a uPVC double glazed frosted window.

Exterior

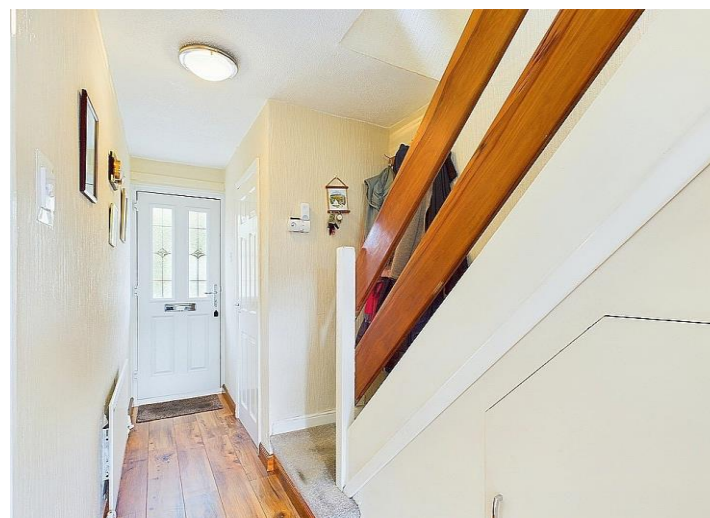
The front of the property boasts a large, block paved driveway which provides ample off-street parking. There is a low maintenance garden to the front, with mature hedge, central tree, and plenty of space for potted plants. There is access around the side of the property to the rear garden. The rear garden enjoys plenty of space and certainly the sun. There is a spacious patio area and well maintained lawns. There is a border of mature shrubs, which provide a splash of colour and the garden is fenced around. There is plenty of space in the garden to sit out and enjoy the sunshine, alone or with friends and family. It is also perfect for those with children as it is ample space to play.

TENURE

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

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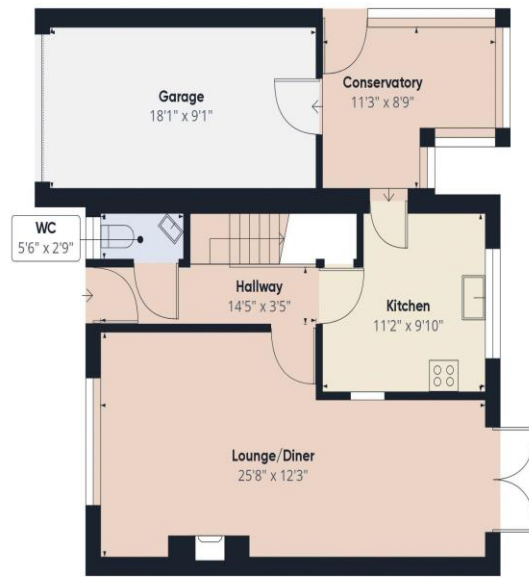


NOTE

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.







Ground Floor

Approximate total area⁽¹⁾
1176.25 ft²



Floor 1

(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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