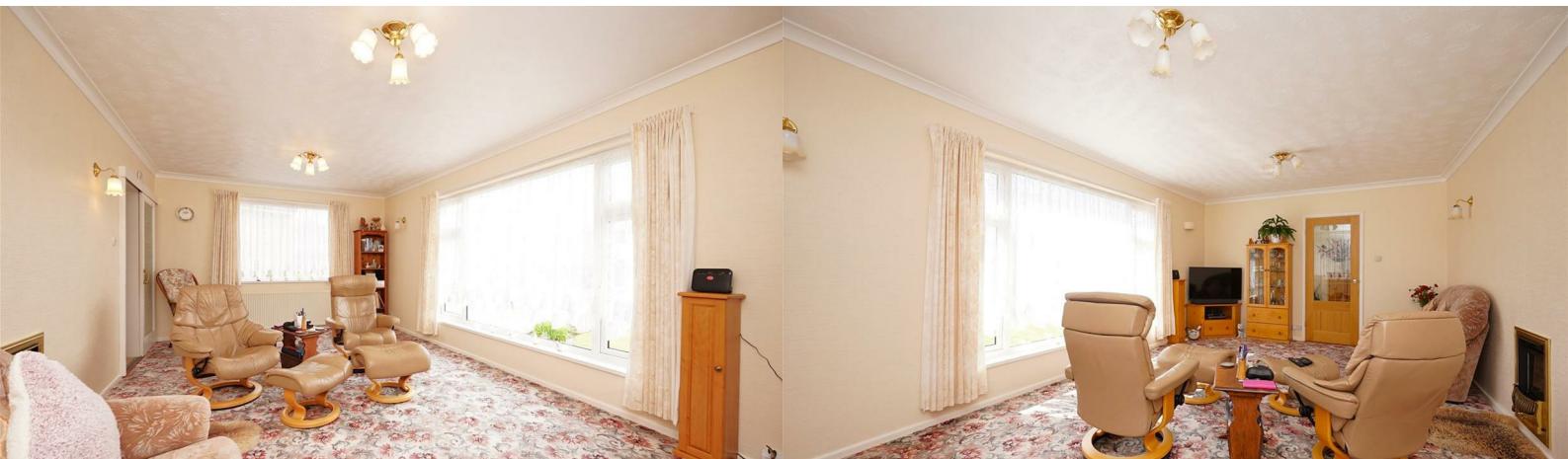




## 28 Pannatt Hill

Millom, LA18 5DB

Offers In The Region Of £315,000



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### Offers In The Region Of £315,000



Nestled within a desirable residential estate, this charming three-bedroom bungalow offers a serene retreat with convenient access to Millom town centre, the train station, and local schools, all easily reachable on foot. Set on a generous plot, the property features a double driveway, garage, and shed, ensuring ample parking space and storage options for residents. Inside, you'll find three double bedrooms, one of which includes an en-suite bathroom, providing comfort and privacy for occupants.

The large lounge area boasts two sizable windows, flooding the space with natural light and creating an inviting atmosphere for relaxation and socializing. The kitchen offers ample room for a dining table, making it the perfect spot for family meals and gatherings. A family shower room completes the main living areas, providing convenience for daily routines.

Additionally, the property features two excellent loft rooms. This presents an opportunity to expand living space or create additional rooms according to personal preferences and needs.

Experience the epitome of comfortable and convenient living in this delightful bungalow, where modern amenities harmonize with scenic surroundings. Welcome home to your tranquil haven in Millom. Must be viewed to totally appreciate the properties size.

As you approach the property, you're greeted by a well-presented lawned area, with well stocked borders and a paved driveway offering ample parking for at multiple vehicles making it convenient for both residents and visitors. To the left of the driveway is a generously sized plot richly furnished with various shrubs and plants.

Upon entering the entrance porch, which provides privacy to the main front of the bungalow, you'll find handy storage and seating, offering a welcoming transition into the home. The hallway, adorned with attractive oak doors, provides access to all internal rooms, adding to the overall aesthetic appeal.

To the right of the hallway lies the lounge, featuring a large window that showcases beautiful countryside views, complemented by a gas living flame fire, creating a cosy ambiance. Moving on from the lounge, you enter the impressive kitchen, boasting a tiled floor and English rose Tuscany natural maple fitted cabinets meticulously designed with every detail in mind. Integrated appliances complete the kitchen's functionality. There is also plumbing for a washing machine.

Continuing from the kitchen back into the hallway, you'll discover the master bedroom, adorned with oak-style fitted wardrobes and offering ample space. The second bedroom is equally spacious and benefits from an en-suite, adding convenience and luxury. The third bedroom, currently utilized as an office, offers versatility and could easily serve as a double bedroom due to its good size. From the hallway there is also a family shower room complete with walk in shower and heated towel rail.

In the hallway, underneath the stairs, there's ample storage space and a cloak closet. The staircase leads to the loft area, which boasts a vast space with immense potential, the boiler is also housed in the loft this was renewed in July. With the appropriate planning permissions, this area could be transformed into a fourth bedroom, complete with an en-suite, thereby providing additional accommodation options. Alternatively can be transformed into a versatile man cave or playroom, offering endless possibilities! Both loft rooms, currently used for storage, benefit from natural & electric light and are equipped with a double power point.

Two UPVC doors from the kitchen / dining room lead to the outside area, one of which features a handy canopy providing protection from the elements. The outside space features patio areas ideal for barbecues and relaxation, raised planted areas with an abundance of perennial flowers and shrubs and a secluded seating area with astro turf, creating the perfect sun trap. Additionally, there's a shed and bin storage area to the side of the property, along with a garage at the front, adding to the property's practicality and convenience, the garage is equipped with power, lights and water.

#### Hallway

7'6" x 13'1" (2.30 x 3.99)

#### Living Room

11'9" x 19'4" (3.60 x 5.90)

#### Dining Room

12'9" x 11'9" (3.90 x 3.60)

#### Kitchen

9'6" x 8'6" (2.90 x 2.60)

#### Shower Room

5'3" x 8'8" (1.617 x 2.645)

#### Bedroom One

11'9" x 13'7" (3.60 x 4.15)

#### Bedroom Two

11'9" x 9'2" (3.60 x 2.80)

#### En-suite

8'10" x 8'10" (2.70 x 2.70)

#### Bedroom Three/Office

7'6" x 8'6" (2.3m x 2.6m)

#### Garage

15'4" x 8'10" (4.68 x 2.70)

#### Loft Room One

12'5" x 19'8" (3.80 x 6.00)

#### Loft Room Two

12'5" x 18'10" (3.80 x 5.75)



- Beautiful Views
- Garage
- Versatile Loft Rooms
- Popular Residential Location
- Council Tax C
- Double Drive way
- Three Double Bedrooms
- Family Shower Room and En-Suite
- EPC D



## Road Map



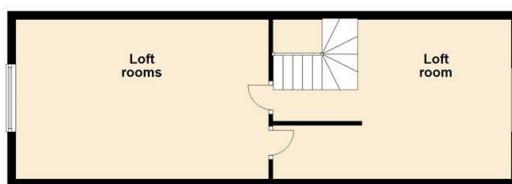
## Terrain Map



## Floor Plan



Room in Roof



28 Pannett Hill, Millom

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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			