



**Offered for sale with no forward chain**

**Beautifully refurbished property**

**Easy access to Whitehaven and Workington**

**Stylish modern bathroom**

**Garage with electric remote controlled door**

**Three good size bedrooms**

**Contemporary, modern, open plan kitchen/diner**

**Popular village location**

**Large driveway offering ample parking**

**Light and spacious accommodation**

Offered for sale with no onward chain, is this beautifully refurbished, detached, three bed bungalow. The property boasts light and airy accommodation throughout, with well proportioned rooms and immaculate modern décor. Hidden away on a quiet private road in the village of Distington. This popular village is located centrally between the towns of Whitehaven and Workington, both being just a few minutes' drive away. The village also has regular buses and a local convenience store as well as a doctors surgery and primary school. The accommodation briefly comprises of: entrance hall with utility cupboard and storage area, spacious contemporary open plan kitchen/dinner. Beautifully presented, light and airy, lounge with bay window. The inner hall leads to three, well presented, good sized bedrooms with the generous master bedroom boasting fitted wardrobes. There is also a stylish and modern family bathroom. Externally the property boasts a large block paved driveway, which offers ample off road parking for multiple cars and provides access into the garage, the driveway wraps around to the side of the property where there is a lovely patio style garden which enjoys the sun throughout the day with a useful storage shed. To the rear of the property is a well maintained lawn area which continues to the side of the property and leads back around to the drive.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted pattern glass panels. With neutral décor, modern grey wood effect flooring, storage area ideal for shoes and coats as well as access into a utility cupboard with which houses the combi boiler and has plumbing for a washing machine. With a uPVC double glazed window and provides access into the kitchen/diner.

### Kitchen/diner

A spacious, light and airy, kitchen/diner. A recently fitted kitchen which has a range of contemporary white wall and base units, complimentary wood effect work surfaces and modern tiled splash backs, built in electric oven with an integrated microwave above. There is a 1.5 stainless steel sink and drainer unit with mixer tap, electric hob set into the worktop with a modern black extractor hood in place above. To the dining area is a double panel radiator and a uPVC double glazed window with modern neutral décor throughout and grey wood effect flooring.

### Lounge

A beautifully presented lounge, with modern neutral décor. The large uPVC double glazed window floods the room with natural light. With a feature log effect electric fire set into a modern suite with hearth and mantle, decorative coving to the ceiling, TV point and a double panel radiator.

### Inner hall

With access into the lounge, bedrooms, family bathroom and kitchen/diner. The central hallway has neutral décor with a single panel radiator and composite door leading out on to the rear of the property.

### Master bedroom

A generously proportioned master bedroom, boasting a full wall of fitted wardrobes offering excellent storage. With a large uPVC double glazed window providing excellent natural light, immaculate modern décor and a double panel radiator.

### Bedroom two

A second good size double bedroom, with immaculate modern décor, a uPVC double glazed window with single panel radiator below.





### **Bedroom three**

A good size third bedroom, with a uPVC double glazed window overlooking the side of the property and a single panel radiator neatly placed below with immaculate modern décor.

### **Bathroom**

This recently fitted, stylish, modern, bathroom suite briefly comprising of: bath with mixer tap and both rainfall and jet shower head attachments, modern high gloss vanity unit incorporating a rectangular hand wash basin with a mixer tap and push button flush toilet. A wall mounted chrome towel heating radiator, uPVC double glazed frosted glass window, modern contemporary part tiled walls and modern grey wood effect flooring.

### **Garage**

A large garage with lighting and electric points. With electric remote controlled door.

### **Externally**

The property boasts a large block paved driveway, which offers ample off road parking for multiple cars and access into the garage, the driveway wraps around to the side of the property where there is a lovely patio style garden which enjoys the sun throughout the day with a useful storage shed. To the rear of the property is a well maintained lawn area which continues to the side of the property and leads back around to the drive.

### **TENURE**

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

### **COUNCIL TAX BAND C**

### **EPC TBC**



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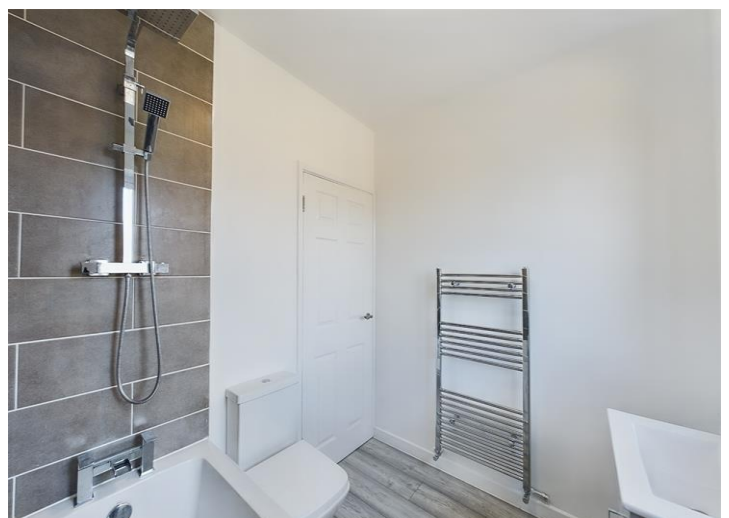
## MORTGAGES

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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.









Approximate total area<sup>(1)</sup>  
1026.23 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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