



Stunning detached family home

Walking distance to local amenities

Stylish open plan kitchen diner

Beautiful gardens and driveway

Downstairs WC and utility

Four double bedrooms

Two reception rooms

Master en-suite

Popular modern estate

Perfect for families

Located in a popular modern estate, this stunning detached family home has plenty of space and is beautifully presented throughout. The garage has been converted to create a fantastic versatile second reception room. The beautiful garden most certainly compliments the property and will be ideal for anybody who enjoys the sun or spending time in the garden with friends, family or have young children. The property is just a short drive to Workington town centre, with a local supermarket just a short walk away. The accommodation briefly comprises of: entrance hall, spacious and beautifully presented lounge with double doors opening to the stylish, modern, kitchen diner which has patio doors to the garden. There is also a useful utility room and downstairs WC. From the utility room there is access to the garage conversion, which would make a great, sitting room, playroom or home office space. To the first floor there are four good size, well presented, bedrooms, with the master boasting an en-suite. The contemporary modern family bathroom is also located on the first floor by the bedrooms. To the front of the property is a large driveway providing off road parking and a well maintained, open, lawn and there is gated access to the rear of the property. To the rear you will find a beautiful garden with a patio area at the back of the house and a lovely composite decking area to the back of the garden with a stylish glass balustrades. The garden enjoys the sun throughout the day and with patio doors to the kitchen this is the perfect space for entertaining friends and family.

ACCOMMODATION

Entrance hall

Entered through a modern wooden door with frosted glass panels, you will find lovely modern décor which perfectly complements the wood effect Karndean flooring. There is a double panel radiator and the entrance hall provides access into the lounge and there are stairs to the first floor.

Lounge

A beautifully presented, light and spacious, lounge with modern feature panels to the wall. There is immaculate modern décor, a uPVC double glazed window overlooking the front of the property, a double panel radiator and TV point. Double wooden doors leading into the kitchen/diner.



Kitchen diner

This is a stylish, modern, open plan, kitchen/diner. To the kitchen area there is a range of modern wall and base units, new rose gold handles, complimentary work surfaces and tiled splash backs. There is a 1.5 stainless steel sink and drainer unit with mixer tap with detachable nozzle, plumbing for a dishwasher, a built in electric oven with a stainless steel gas hob above and a stainless steel extractor hood is in place above. You will also find a modern breakfast bar offering additional seating options and separating the two areas. To the dining area there is ample space for table and chair set, uPVC double glazed sliding patio doors leading out onto the garden making this a perfect entertaining space for friends and family. There is a double panel radiator, a uPVC double glazed window, modern neutral décor that is perfectly complemented by the beautiful white tile effect flooring plus there is also a useful built in pantry.



Utility room

A useful rear utility room with a built in worktop, matching up stands with plumbing for a washing machine below and space for a separate tumble dryer. There is a continuation of the flooring and neutral décor, a double panel radiator and a wooden double glazed door with frosted glass leading out onto the rear of the property. You will find an archway leading to a secondary, useful, storage area with a door to the second lounge. Also provides access into the downstairs WC.



Downstairs WC

A contemporary, modern, downstairs WC with a corner wash basin, modern tiled splash backs, push button flush toilet, a double panel radiator, marbled effect tiled flooring and a uPVC double glazed frosted glass window.

Sitting room/home office

The current owner's have cleverly converted the garage to create additional living space, perfect for family life. This light and airy, well presented, room would make a fantastic home office space, sitting room or perhaps a playroom. With a uPVC double glazed window overlooking the front of the property, a wall mounted electric heater, modern neutral décor and carpeting.



First floor landing

A well presented landing area, which benefits from a large built in storage cupboard and loft access to the ceiling. Provides access into four bedrooms and the family bathroom.

Master bedroom

A stunning, spacious, light and airy master suite benefiting from a built in storage cupboard above the stairs. There are beautiful feature panels, neutral décor, a uPVC double glazed window overlooking the front of the property with a double panel radiator in place below. Provides access into the master en-suite.



Master en-suite

A contemporary, modern, en-suite shower room. The suite briefly comprises of: a walk in shower cubicle with a bi-folding glass door, a mixer shower and a contemporary tiled surround. There is a push button flush toilet, a pedestal wash basin with a mixer tap and tiled splash back. There is modern neutral décor, vinyl flooring, a uPVC double glazed frosted glass window, an extractor fan to the ceiling and a double panel radiator.

Bedroom two

A well presented, spacious, double bedroom overlooking the front of the property. There is a uPVC double glazed window with a double panel radiator below and modern neutral décor.



Bedroom three

A third, well proportioned, double bedroom. Immaculate décor, a uPVC double glazed window overlooking the rear garden with a double panel radiator below and TV points.

Bedroom four

This generously proportioned fourth bedroom, which can accommodate a double bed, is currently being used as the master dressing room. There is modern neutral décor, a uPVC double glazed window overlooking the rear of the property and double panel radiator.

Family bathroom

A stylish, modern, family bathroom with suite briefly comprising of: a bath, pedestal wash basin with mixer tap, a push button flush toilet, contemporary stone effect part tiled walls, modern neutral décor, a uPVC double glazed frosted glass window and an extractor fan to the ceiling.

Externally

To the front of the property there is a large driveway providing off road parking and a well maintained open lawn with gated access to the rear of the property. To the rear there is a beautiful garden with a patio area and a lovely composite decking area with stylish glass balustrades. The garden enjoys the sun throughout the day and, with patio doors to the kitchen, is the perfect space for entertaining friends and family.

TENURE

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

COUNCIL TAX BAND D

EPC C

LOW FEES, LOCAL EXPERTISE

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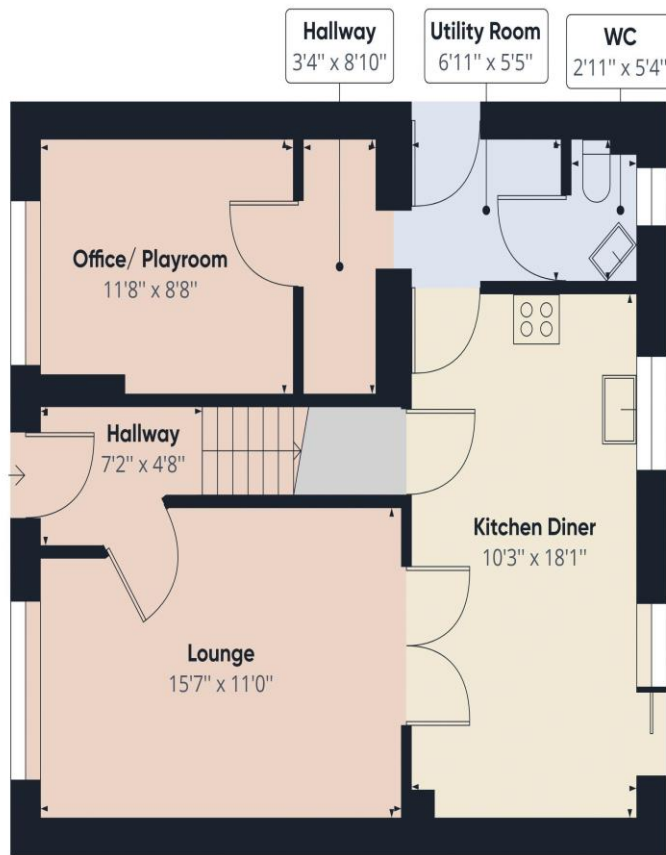
NOTE

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.









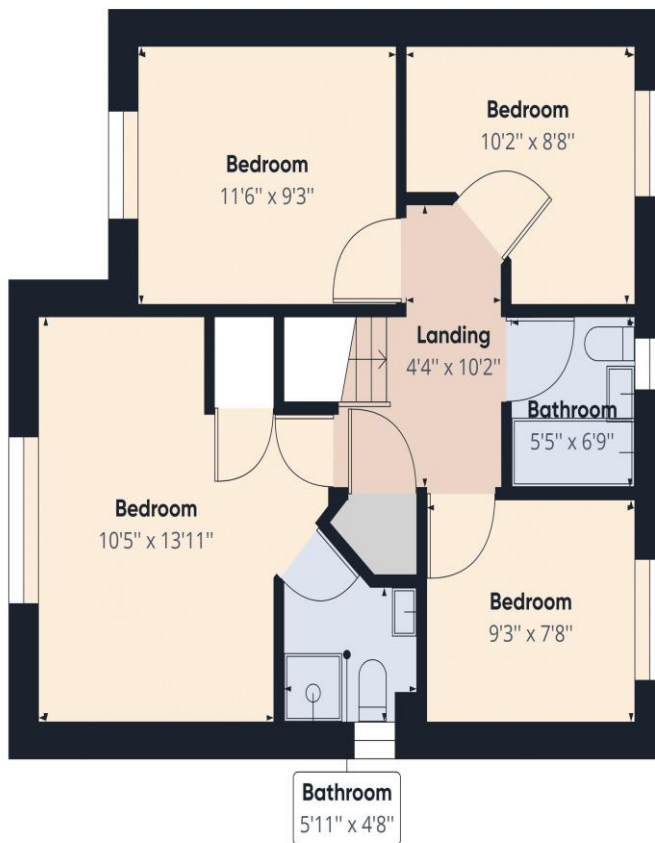
Approximate total area⁽¹⁾
611.78 ft²

(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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Ground Floor



Approximate total area⁽¹⁾
548.24 ft²

(1) Excluding balconies and terraces

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Floor 1