



An incredibly spacious family home set over three floors

Stunning kitchen and diner with bifold doors and separate utility

Set on an attractive, small development on the edge of the village

Impressively spacious landings, space for a home office

Spacious and private garden to the rear

Spacious lounge with dual aspect windows

Boasts a total of five spacious bedrooms

Luxurious bathroom and master ensuite

Finished to the very highest of standards

Driveway provides plenty of parking

Not all newbuilds are the same and that is certainly the case here. This fabulous and incredibly spacious property is set over three floors and is a perfect home for any family who are looking for quality, space, and a fabulous location. The property has plenty of kerb appeal, with its attractive sandstone frontage and spacious, well-maintained driveway which provides plenty of off-street parking. Step inside and you'll find yourself in the hallway, which leads through to the lovely lounge which boasts dual-aspect windows. At the far end of the hall, a door leads through to the heart of the home. This stunning, open plan kitchen and diner features integrated appliances, and you cannot help but notice the bifold doors that open out to the spacious patio in the rear garden. Off the kitchen there is a separate utility which has the same stylish units found in the kitchen. The ground floor also has a stylish WC and there is internal access to the garage. Heading up to the first floor you will find the spacious landing where there is space for a comfy chair or even an office desk. On this floor you will find four spacious, well-presented bedrooms. The beautiful master bedroom features wood panelling, bedside lights and a stunning ensuite shower room. The rather luxurious four-piece family bathroom suite is also located on the first floor. Continuing up to the second floor you will come to a very spacious landing which makes an ideal home office area or games area. A door leads through to the very spacious fifth bedroom. If a fifth bedroom is not required then you have a room that is extremely versatile and could be used for wide variety of purposes such as a games room or hobby room the choice really is yours. Stepping outside, the rear garden enjoys plenty of space and privacy. The garden is securely fenced around and has raised sleeper beds and numerous patio areas providing a choice of seating. Much of the garden is laid with artificial turf making it easy to maintain.

The property is located in the sought-after, attractive village of Dearham. Set in a quiet cul-de-sac on the edge of the village, the property is within a small cluster of similar style, eye-catching properties. From some windows of the property you enjoy a glimpse of the picturesque Cumbrian coastline. The village benefits from a garage, pub and shop. There is also a school within walking distance of the property. The nearby towns of Maryport and Cockermouth are just a few minutes drive away and the Cumbrian coastline and surrounding fells are within easy reach.

ACCOMMODATION

Hallway

This lovely hallway is accessed via a composite door, with a frosted glass panel and certainly sets the scene for the tasteful style, and décor you will find throughout the property. The spacious hallway has a central row of ceiling spotlights, illuminating the stylish LVT flooring below. There are power points, decorative coving and oak doors that lead to the lounge, kitchen/diner, and garage. Off the hallway there are stairs that lead up to the first-floor landing.

Lounge

This light and airy room boasts a dual aspect, uPVC double glazed windows. The room benefits from decorative coving, connections for a flat screen, wall mounted TV and for evenings there is plenty of light, with two rows of ceiling spotlights.



Kitchen/diner

The heart of the home must be this beautiful, and spacious kitchen, with its large dining area and bifold doors, that open out to the patio area of the rear garden. The kitchen has a range of grey base units, with contrasting floor-to-ceiling blue units, where you will find a Neff oven and grill and an integrated, combination microwave. The kitchen also benefits from an integrated fridge freezer and dishwasher. The kitchen has a designer Neff induction hob, with the extractor fan set within the centre of the hob. There is a 1.5 sink and draining board, with mixer tap, positioned below one of the two uPVC double glazed windows. The room has a total of four rows of ceiling spotlights which can be controlled by dimmer switches. The dining area has plenty space for a family size dining table and chair set or sofa and chairs if desired. The bifold doors have fitted blinds and are perfect for those summer months to open and allow the outside in. The kitchen has two doors, one that leads to a spacious under stairs storage cupboard with lighting and the other through to the utility room.



Utility room

This delightful room is immaculate and has the same grey units found in the kitchen and the worktop and up stands also match. The utility room has a handy sink, with drainer board and mixer tap and there is a continuation of the modern flooring found in the kitchen/diner. The room benefits from ceiling spotlights and coving and leads through to the downstairs WC, whilst a half-glazed uPVC door leads out to the exterior.



WC

A rather stylish room, with beautiful, tiled walls and floor. There is a toilet and pedestal hand wash basin with mixer tap, ceiling spotlights and an extractor.

Garage

The garage boasts an electronic roller door, lighting, and power points. Discreetly placed in the garage is the Baxi combi boiler.

First floor landing

The property boasts a very spacious and attractive landing area, with an area that could be used as a home office, or you could simply place a comfy chair and relax. The landing features coving, a linen cupboard, power points and two radiators. There are also two uPVC double glazed windows allowing plenty of natural light.

Master bedroom

This delightful double bedroom has feature wood panelling, with stylish, wall mounted lights. There is decorative coving, a radiator, and connections for a flat screen wall mounted TV and the uPVC double glazed window looks down onto the rear garden. The master bedroom benefits from an ensuite shower room.

Master ensuite

This eye-catching shower room has a large, walk-in shower cubicle with both monsoon and handheld showerhead, set on the stylish tile surround. There is a designer wash basin with mixer tap, over a vanity unit and you'll find a mirror in place above. There is a toilet, tile flooring, a chrome heated towel rail, ceiling spotlights and a uPVC double glazed frosted window.

Bedroom two

As you would expect, here you will find another beautifully presented room. This double bedroom is neutrally decorated and benefits from coving, and a radiator is neatly placed below a uPVC double glazed window, that has a pleasant outlook to the front with the Cumbrian countryside visible in the distance.

Bedroom three

A third double bedroom which is perfect for anybody with young children as the décor is already there. The room has coving, a radiator, and a uPVC double glazed window.

Bedroom four

The fourth bedroom is currently used as a home office and has a radiator, coving and the uPVC double glazed window enjoys a pleasant outlook of the front of the property.



Bathroom

A rather luxurious, four-piece suite comprising of a large oval bath, with the mixer tap set in the eye-catching tile surround. There is a shower cubicle with sliding door and both rainfall and handheld showerhead, a designer, wash basin which set on a wood top with the mixer tap set behind, on the tiling of the wall. The bathroom has fully tiled walls, tile flooring, an extractor, ceiling spotlights and a chrome, heated towel rail, below a uPVC double glazed frosted window.

Second floor landing

A rather versatile area of the home is the second-floor landing which could be used as a play area or home office. There is a large under eaves storage cupboard, a radiator, and a skylight. A door leads through to the fifth bedroom.

Bedroom five

A spacious double bedroom, with connections for a flat screen wall mounted TV. There is a radiator and two Velux windows with blackout blinds. If you do not need five bedrooms, this could be used as a fantastic games room or playroom.

Exterior

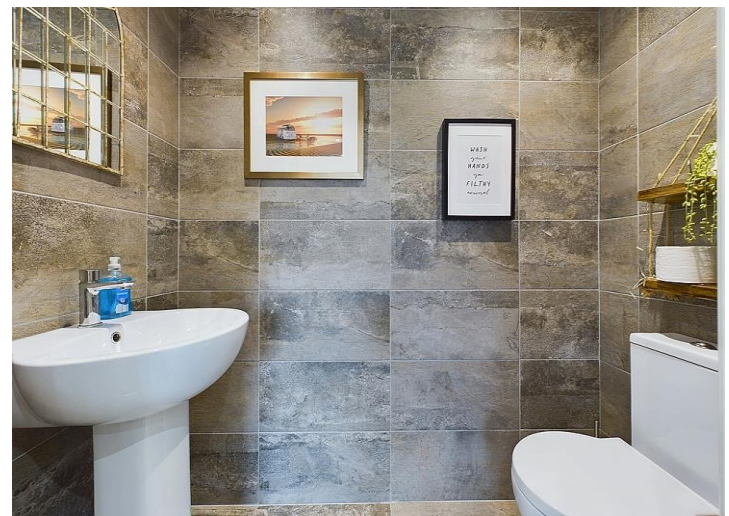
At the front of the property, you will find a well-maintained, block paved driveway, providing off-street parking for several vehicles. The fabulous rear garden offers plenty of space and has been designed with low maintenance in mind, for those leading busy lives. The garden has a total of three patio areas, two of them rather spacious, allowing plenty of options for garden furniture. There is access around either side of the property to the rear garden, which is largely laid with easy maintenance, artificial turf. Either side of the garden, you will find raised, sleeper beds which allow you to put in plants and flowers to enjoy a splash of colour throughout the year. The garden is securely fenced around with gated access, making it a fabulous choice for anybody with children or pets.

TENURE

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

COUNCIL TAX BAND D

EPC B



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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.



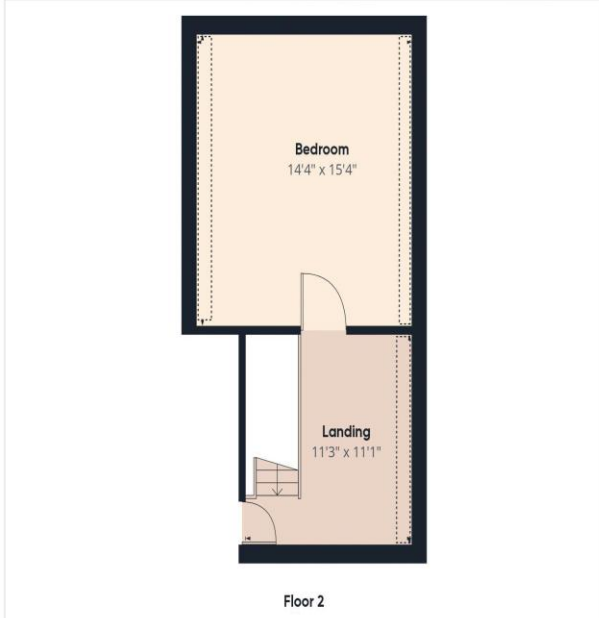
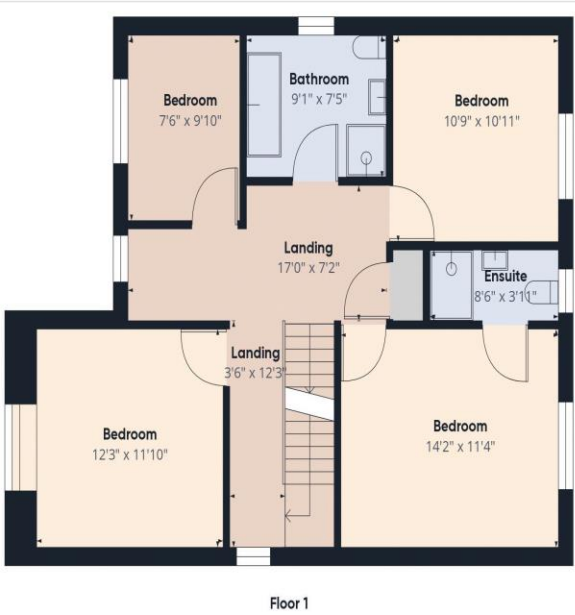




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





Approximate total area⁽¹⁾
1980.8 ft²

Reduced headroom
37.78 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360