



Substantial modern family home, set over three floors

Stylish open plan kitchen diner and family room

Five double bedrooms plus home office/ nursery

Stunning master suite with dressing area

Easy access to the lakes and Whitehaven

Offered for sale with no forward chain

Two reception rooms

Popular village location

Built approximately 12 months ago

Integral garage and large driveway

A simply stunning, substantial modern home built approximately 12 months ago and still under warranty, this beautiful property is set over three floors and offers versatile living space. Boasting five bedrooms, two reception rooms, an open plan kitchen diner and family room, this home is sure to impress. Situated in a large corner plot, on Beckstones Rheda Estate, on the outskirts of the village of Frizington. The towns of Whitehaven and Egremont are within easy reach, as is Sellafield. There is easy access to the Western Lake District and beautiful Cumbrian fells. The property is also in the catchment area of Keswick and Cockermouth Secondary Schools and has undergone 25k worth of upgrades. Stepping into the lovely entrance hall, you get a glimpse of the high-end finish throughout, with luxury LVT flooring throughout the ground floor. There is a light and airy lounge, a lovely playroom as well as access into the fabulous, open plan kitchen diner and family room, with patio doors into the garden, the perfect place to spend time with family and friends. There is also a utility room, downstairs WC, and integral garage. To the first floor, there are four spacious, beautifully presented bedrooms, with the stunning master boasting an open, dressing area and stylish ensuite. The modern, family bathroom is conveniently located by the bedrooms and boasts a four piece suite. The second floor would make a great guest floor, or maybe the perfect space for an older child, with a large landing area providing access to the fifth double bedroom, a home office/ nursery and contemporary modern shower room. Externally, to the front of the property, there is a well maintained lawn, a large driveway proving plenty of off-road parking and leading to the garage. To the rear, there is a large, rear garden with patio area and well maintained lawn, with gated access to the side. Viewing is essential to appreciate this substantial, modern family home.

ACCOMMODATION

Entrance hall

Entering through the modern composite door, you get a glimpse into the finish of this stunning home, with immaculate modern décor complemented by the luxury LVT flooring. There is a useful understairs storage cupboard and a single panel radiator. Provides access into the lounge and a versatile playroom and is open to the kitchen diner and family room.

Lounge

A beautifully presented, light and spacious lounge with a stylish, modern gas fire suite and a uPVC double glazed window, which looks out over the front of the property and provides plenty of natural light. There is lovely, neutral décor and modern LVT flooring, a double panel radiator and a wall mounted TV point and electric socket above the fire.

Playroom

Currently used as a playroom, this versatile second reception room would make a great sitting room, home office or snug, with modern, neutral décor and a continuation of the LVT flooring. There is a uPVC double glazed window overlooking the front of the property, with a single panel radiator below.

Kitchen diner and family room

This fantastic space is perfect for modern family life, and entertaining friends and family, with patio doors opening onto the rear garden, the kitchen area features a range of stylish, white, high gloss wall and base units, with under cabinet lighting, complementary work surfaces and matching upstands. The kitchen boasts fully integrated, high-end appliances, including a double Zanussi oven and grill, with Bosch, integrated microwave above and a Zanussi dishwasher below the 1.5 composite sink and draining unit with mixer tap. The modern, black glass hob is set below a large, stainless steel extractor hood. There is also a full height, integrated fridge, and freezer. The breakfast bar provides casual seating, and defines the areas of the room, with a built-in wine fridge below. There is ample room for a large dining table and a good-sized family-sitting area, this really is the heart of the home. The modern neutral décor continues with the modern LVT flooring. There are two uPVC double glazed windows that sit either side of the patio doors, providing plenty of natural light and leading out to the garden.



Utility Room

Fitted to match the kitchen, with plumbing for a washing machine and space for a tumble dryer. With a range of wall, and base units with under cabinet lighting and open shelving, luxury LVT flooring and a single panel radiator. There is access to the integral double garage and downstairs WC.

Downstairs WC

A useful downstairs WC, with push button flush toilet and pedestal sink with mixer tap, with PVC splash back, a single panel radiator and LVT flooring.

Bedroom two

A second, beautifully presented double bedroom, with immaculate, modern décor, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below.

First floor landing

A well proportioned landing area, with modern, white décor, a single panel radiator and a large, storage cupboard, provides access to four bedrooms and the family bathroom, and there are stairs to the second floor.

Master bedroom

A simply stunning, master suite, which incorporates an open dressing area, with fitted, open wardrobes. This spacious, light, and airy master bedroom has a lovely fell view from the uPVC double glazed window which looks over the front of the property, with two single panel radiators. There is immaculate, modern, white décor and access into the master ensuite.

Ensuite shower room

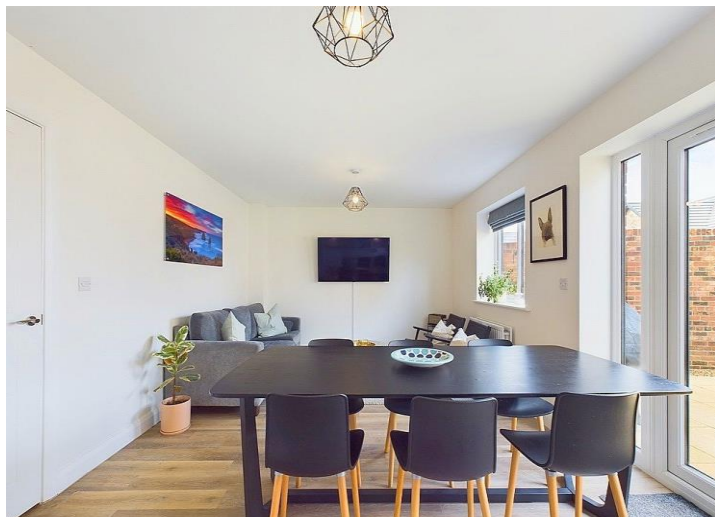
The contemporary master ensuite boasts a large, walk in shower cubicle, with ceiling mounted, rainfall shower, with controls built into the tile and sliding glass doors. The wall mounted vanity unit has high gloss drawers and incorporates a rectangular, hand wash basin with waterfall mixer tap, and a push button flush toilet. The walls are fully tiled with contemporary, modern tiles and there is a wall mounted, chrome towel heating radiator and a stylish LED mirror.

Bedroom Three

A third, generous, and well presented double bedroom, with modern, neutral décor, a uPVC double glazed window that looks out over the rear garden, with open countryside beyond and a single panel radiator below.

Bedroom four

Currently used as a home office, this light and airy, well proportioned bedroom has lovely modern décor, a uPVC double glazed window overlooking open countryside to the rear, and a single panel radiator.



Family Bathroom

The luxury, stylish bathroom incorporates a deep fill bath, with chrome, wall mounted tap and ceiling mounted, rainfall shower above with glass shower screen. A modern, high gloss wall mounted vanity unit houses the hand wash basin, with mixer tap and there is a push button flush toilet, contemporary tiling to the walls and floor, a chrome, towel heating radiator, an extractor fan and a frosted glass, double glazed window.

Second floor landing

This lovely landing area has skylight windows and ample space to be used as a sitting area or office space, with a single panel radiator and access into a fifth double bedroom, shower room and home office/nursery.

Bedroom five

This lovely, light, and spacious double bedroom has a skylight window which floods the room with natural light and is fitted with blackout blinds. There is a single panel radiator below and neutral décor.

Shower room

A contemporary, modern shower room, with stylish, neutral tiling to the walls and floor. The suite incorporates a walk-in shower cubicle, with sliding glass doors and mixer shower, a wall mounted sink with mixer tap and a push button flush toilet. The shower room features a wall mounted, towel heating radiator and a skylight window.

Garage

A double garage with power and lighting and integral access to the utility room.

Externally

To the front of the property, there is a well maintained lawn, a large driveway, providing plenty of off-road parking and leading to the garage. To the rear, there is a large, rear garden, with patio area and well maintained lawn, with gated access to the side.

TENURE

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

COUNCIL TAX BAND E

EPC B



LOW FEES, LOCAL EXPERTISE

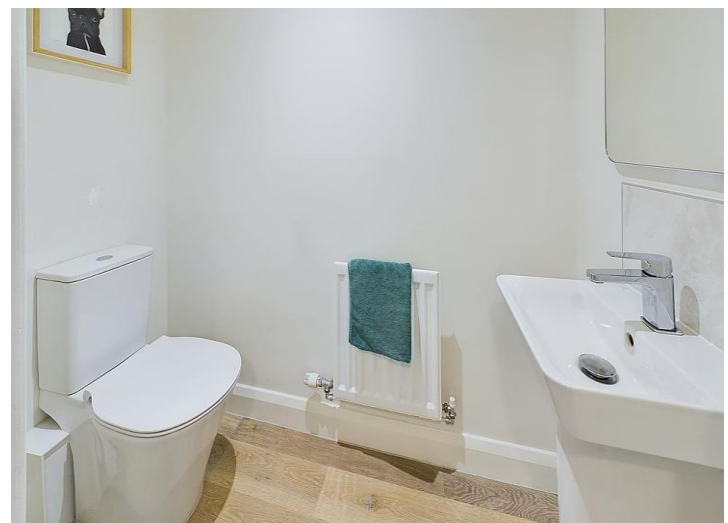
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MORTGAGES

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NOTE

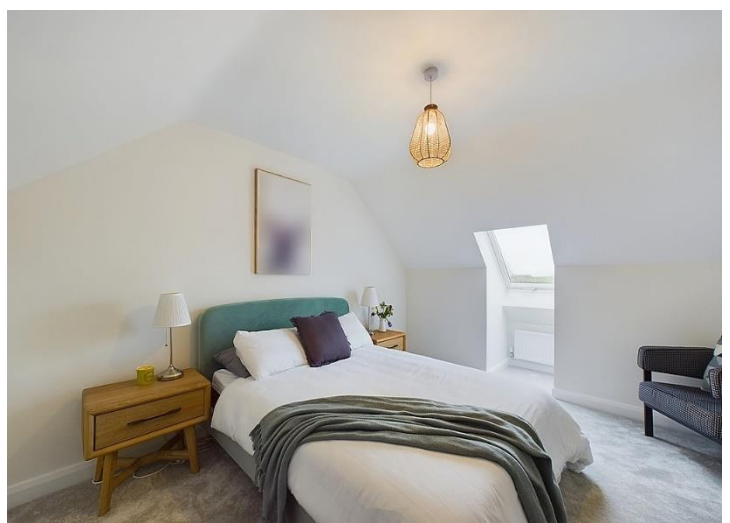
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.





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 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	 <p>Approximate total area⁽¹⁾ 2055.42 ft²</p> <p>Reduced headroom 35.68 ft²</p>
 <p style="text-align: center;">Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>