



Spacious detached property

Wrap around gardens and decking to the rear

Popular residential area

Large gated driveway

Three generous double bedrooms

Two light and airy reception rooms

Contemporary kitchen and separate utility

Garage with electric door

Situated on a large corner plot with gated driveway and garage with electric door, in a popular residential area, on the outskirts of Egremont. This lovely light and deceptively spacious detached family home has plenty to offer with two reception rooms and three double bedrooms. The property is well-presented throughout and has been well maintained by the current owner. There are very few detached properties in this area, and it offers excellent value for money. Within the property there is a hallway, spacious lounge, separate light and airy dining / sitting room and a good size contemporary kitchen with useful separate utility room. To the first floor the property has three, well-presented, generous double bedrooms and a large family bathroom. Externally, the property enjoys wrap around gardens with a lovely decked area to the rear and large gated driveway, which can easily accommodate three cars. There is a low maintenance artificial lawn area and a lovely side lawn with planted borders. Internal viewing is highly recommended to fully appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door with frosted patterned glass panels and double panel radiator. Provides access into two reception rooms and stairs to the first floor.

Sitting room

Lovely light and airy dual aspect room, currently used as a sitting room. This would also make an ideal dining room or perhaps playroom. With a wall-mounted electric fire, decorative coving to the ceiling, TV aerial point, two uPVC double glazed windows overlooking the gardens providing plenty of natural light and double a panel radiator.



Lounge

A well presented, bright and spacious, dual aspect lounge. With a gas fire set into a marble hearth and insert, with decorative wooden surround. Decorative coving to the ceiling and TV aerial point, with two uPVC double glazed windows and double a panel radiator.



Kitchen

A contemporary kitchen, with a range of painted wood wall and base units, contrasting work surfaces with matching up stones and tiled splash back. Stainless steel sink and drainer unit with mixer tap with plumbing for a dishwasher below. A built-in electrical oven, electric hob set into the worktop with integrated extractor hood above. uPVC double glazed window overlooking the rear of the property with decorative coving and spotlights to the ceiling and double panel radiator provides access into the utility room.

Utility

Useful rear utility with plumbing for a washing machine and space for tumble dryer. Double panel radiator and uPVC double glazed frosted glass window with uPVC double glazed door leading out onto the rear of the property.

First floor landing

With loft access to the ceiling, provides access into the bedrooms and bathroom.

Bedroom one

Lovely, bright, dual aspect double bedroom. With two uPVC double glazed windows overlooking the gardens and providing plenty of natural light. With double panel radiator, this bedroom also benefits from an additional dressing room or walk in wardrobe.



Dressing room

Useful dressing room/walk-in wardrobe, with uPVC double glazed window and a large built-in storage cupboard, with hanging rails and shelving.

Bedroom two

Generously proportioned, bright and spacious double bedroom. Featuring useful fitted wardrobes with modern sliding doors and large storage cupboard housing the water tank. With two uPVC double glazed windows providing excellent natural light and a double panel radiator.

Bedroom three

A good sized second double bedroom, with decorative coving to the ceiling, uPVC double glazed window overlooking the rear garden and a single panel radiator.

Bathroom

Large family bathroom, with contemporary modern wall tiles, large corner bath, pedestal sink and pushbutton flush WC. With electric shower over the bath, uPVC double glazed frosted glass window and a double panel radiator.

Garage

Detached garage with electric roller door

Externally

The property enjoys wrap around gardens, with large driveway, which can easily accommodate three cars. There is a lovely decked area to the rear of the garage and well-maintained lawns to the front with planted borders providing a splash of colour which is fenced around.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC E



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NOTE

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