



Stylish kitchen/diner with breakfast bar, integrated appliances, and French doors

Nestled on the edge of a popular development

Tastefully decorated from top to bottom

One bathroom, ensuite and downstairs WC

Driveway, garage, and lovely, south facing garden with large patio

Fabulous, uninterrupted countryside views

A modern and spacious family home

Lovely, light, and airy lounge

Four generously sized bedrooms

Pleasant views from all front windows

Set on the edge of this popular development, is this fabulous, four-bedroom detached home. The property boasts uninterrupted countryside views, with fields beginning just beyond the drive, offering a lovely rural feel. The property is located within the village of Dearham which has long been a popular place to live. The nearby towns of Cockermouth, Maryport and Workington are within a 10 minute drive. The Cumbrian coastline and western lakes and surrounding fells are also within easy reach. The village has plenty to offer and for those with children, there is Dearham Primary School, and for the adults, you may want to pop into one of the local pubs. The village also has a garage. Within the property, there is a light and airy hallway which leads to a lovely, well presented lounge. Off the hallway, you will also find a ground floor WC. Heading into the open plan kitchen/diner, which is located at the end of the hallway, you'll find a very spacious and tastefully decorated room, the kitchen boasts integrated appliances, and the dining area has French doors that lead out onto the rear garden. Heading up to the first floor, the spacious landing leads to all four bedrooms. Lovely, elevated views across the countryside can be enjoyed from the front bedrooms which includes the master. Not only that, but the master bedroom also benefits from a modern, ensuite shower room. The family bathroom is in excellent condition and is located by the bedrooms on the first floor. Externally, the property benefits from a driveway and garden to the front. There is a garage which can be used for additional parking and provides excellent storage. At the rear, there is a lovely garden with a large, sandstone patio area which offers a choice of where to place garden furniture. To fully appreciate this lovely home and its excellent position and of course the views it offers, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a composite door, with frosted glass panel. On entering the hallway, you have stylish, tile flooring, which gives way to a modern, vinyl. The hallway benefits from a radiator, power points and leads to the lounge, open plan kitchen diner and WC. There are stairs that lead up to the first-floor landing.

Lounge

This well presented room has a fabulous view across the front of the property and the picturesque Cumbrian countryside. Tastefully decorated, there is a feature papered wall. The room has a TV and phone point, and a large radiator provides plenty of warmth.

Kitchen/diner

This modern and stylish kitchen incorporates a range of navy blue wall and base units, with a contrasting worktop, built-in breakfast bar and matching up stands. There is a built-in electric oven with a separate gas hob, tile splashback and extractor canopy above. For convenience, the kitchen boasts an integrated fridge freezer, integrated dishwasher, and integrated washing machine. There is a 1.5 stainless steel sink, drainer board and mixer tap, set below a uPVC double glazed window that looks out onto the rear garden. In addition to the window, the dining area has uPVC French doors that provide natural light and lead out to the sandstone patio of the rear garden. For the evenings, there is plenty of light with two rows of ceiling spotlights and the kitchen has under cupboard lighting. There is more than ample space for a large, family sized dining room table and chair set. The room has a radiator and a feature, papered wall which certainly catches the eye.

WC

Toilet and pedestal hand wash basin with tile splashback. There is a radiator and extractor.

First floor landing

Spacious first-floor landing, accessed via the curved staircase and the window illuminates not only the landing but the hallway below. The landing has a handy double socket, airing cupboard and the loft is accessed via a pulldown folding ladder. All four bedrooms and the family bathroom are accessed off the landing.

Master bedroom

A lovely double bedroom boasting a three-door fitted wardrobe. There is one wall which has been carefully papered creating a lovely feature. The room boasts an ensuite shower room and a radiator is set below a uPVC double glazed window. From the window you can enjoy fabulous views across the Cumbrian countryside.



Master ensuite

Incorporates a shower cubicle, with the control set on a tile surround. There is a toilet and pedestal hand wash basin with mixer tap and tile splashback. The ensuite also has an extractor and a uPVC double glazed frosted window.

Bedroom two

A second, spacious double bedroom with a radiator and a uPVC double glazed window looking down onto the rear garden.

Bedroom three

The third bedroom is currently used as a dressing room/walk-in wardrobe. A good-sized room with a radiator and the uPVC double glazed window enjoys a lovely view to the front.

Bedroom four

The fourth bedroom has a radiator and a uPVC double glazed window to the rear.

Bathroom

The stylish bathroom comprises of a bath with tile surround. There is a toilet and pedestal hand wash basin with mixer tap and tile splashback. The bathroom boasts a designer, chrome heated towel rail, extractor, and a uPVC double glazed frosted window.

Garage

The garage has an up and over door and benefits from lighting and power points.

Exterior

At the front of the property, you will find a well-maintained tarmac driveway that provides off-street parking. To the right of the drive, there is a path leading up to the front door and a well maintained lawn. To the left of the drive is a range of shrubs, providing a splash of colour throughout the year. Heading to the rear garden, you will find an attractive and substantial patio area which provides a choice of seating. The garden has a well maintained lawn and is securely fenced around making it a perfect choice for those with children or pets.

TENURE

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

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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.





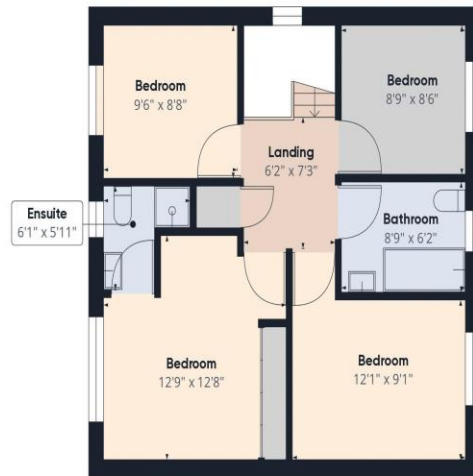


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1215.18 ft²

Reduced headroom
1.77 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.

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