



**Spacious detached, four double bedroom property**

**Large driveway and garage with new electric door**

**New double glazing to the front of the property**

**Large lounge, dining area and conservatory**

**Gardens front and rear**

**Popular residential area**

**Sold with planning permission**

**Downstairs WC and master en-suite**

Substantial detached four bedroom family home, boasting new windows to the front and new electric garage door. The property is also sold with planning permission granted for an extension to the rear of the property. Situated on the edge of the popular village of Stainburn, a desirable residential area, the property is just a couple of minutes' drive to Workington town centre and is ideally located for access to the A66 and the A595, perfect for those working in the neighbouring towns of Cockermouth, Whitehaven or Keswick. The property briefly comprises of: entrance porch, large hallway, spacious light and airy dual aspect lounge with patio doors leading out to the conservatory and an open archway into the dining room. There is a large country style kitchen diner, which has had the wall to the previous utility removed to create a large open space, making the most of the beautiful views to the rear of the property. To the first floor there is a large galleried landing, with central chandelier. The landing leads to four double bedrooms, with the master boasting an en-suite. The spacious family bathroom is also conveniently located by the bedrooms. Externally, there is a large block paved driveway, leading to a single garage with additional gravel parking and a pleasant garden with mature trees and shrubs to the borders. To the rear of the property is a good size garden, with lawn and patio area. The garden also wraps around to the side of the property. Viewing is highly recommended to appreciate the space available.

## ACCOMMODATION

### Entrance Porch

Entered through double uPVC doors with frosted glass. Large uPVC double glazed frosted glass window. Provides access to the hallway through a uPVC double glazed door with side panels.

### Hallway 13' 3" x 9' 8" (4.04m x 2.94m)

A grand entrance hallway, with central staircase leading to the galleried landing. Telephone and power points, thermostat, decorative coving, under stairs storage cupboard and a double panel radiator. Provides access to the lounge, second reception room and the kitchen.

### Lounge

Generously proportioned, light and airy, dual aspect lounge which could also be a lounge diner. Benefiting from a feature coal effect gas fire with marble inset and hearth and a decorative surround. Decorative coving, two ceiling roses, Sky, TV and telephone points. A double panel radiator and a large uPVC double glazed window with views to the front of the property. uPVC patio doors lead to the conservatory and enjoys the beautiful rear views on offer. The lounge opens up to a second reception room, ideal as a dining room or a stunning snug.

### Reception room 11' 8" x 9' 9" (3.55m x 2.97m)

A good sized room, that would be suitable for use as a dining room, games room or office. Decorative coving, double panel radiator and a uPVC double glazed window.

### Conservatory 13' 7" x 11' 0" (4.14m x 3.35m)

A large dwarf wall conservatory, with a ceiling fan, power points and access to the garden through uPVC double glazed door.

### Kitchen diner 24' 9" x 12' 2" (7.54m x 3.71m)

A spacious kitchen/diner fitted with a range of wall and base units, a complementary worksurface., integrated double electric oven with a separate halogen hob with a feature extractor above. Ceramic 1.5 sink with drainer and mixer tap, plumbing for washing machine and space for tumble dryer. Decorative coving, integrated dishwasher, ceiling spotlights, double panel radiator and two double glazed windows. The rear of the kitchen has been opened up to incorporate the previous utility room, to add additional light and space, and make the most of the lovely countryside view to the rear.

### Downstairs WC

Useful downstairs WC with toilet and extractor fan.



### First Floor landing

A spacious galleried landing with central chandelier lighting, decorative coving and ceiling rose. Built in airing cupboard and a further useful storage cupboard, single panel radiator, double glazed window and access to all four bedrooms, the bathroom and the loft.

### Master bedroom 19' 5" x 10' 9" (5.91m x 3.27m)

A spacious double bedroom with a built in wardrobe with double doors, decorative coving, TV and Sky points. Double panel radiator and a uPVC double glazed window enjoying the beautiful open countryside views to the rear of the property. With access to the en-suite.



### En-suite 8' 3" x 4' 9" (2.51m x 1.45m)

Comprising of a curved shower cubicle with sliding glass doors and shower controls integrated into a tiled surround. Pedestal hand washbasin with mixer tap and toilet. Part tiled walls, extractor fan, double panel radiator and a frosted uPVC double glazed window.

### Bedroom Two 12' 1" x 9' 11" (3.68m x 3.02m)

A good sized double bedroom with decorative coving, built in wardrobe with double doors, single panel radiator and a uPVC double glazed window enjoying the beautiful open countryside views to the rear of the property.



### Bedroom three 12' 0" x 8' 11" (3.65m x 2.72m)

A good size double bedroom with built in wardrobe with double doors. TV point, decorative coving, single panel radiator and a uPVC double glazed window overlooking the front gardens.

### Bedroom four 13' 0" x 9' 2" (3.96m x 2.79m)

A spacious double bedroom with decorative coving, TV point, single panel radiator and a uPVC double glazed window.

### Family Bathroom 8' 9" x 8' 4" (2.66m x 2.54m)

Comprising of a bath with mixer tap, pedestal hand wash basin and toilet. Part tiled walls, extractor fan, decorative coving, double panel radiator and a uPVC frosted double glazed window.

### Garage

Large garage with newly fitted electric roller door with additional loft space. You will also find lighting and power points. Provides access to the rear garden through a wooden door.



## Exterior

To the front of the property is a large, low maintenance, garden with lawn, shrubs and a large block paved driveway leading to the garage providing ample off street parking. To the rear is another large, low maintenance, lawned garden with planning permission for two story extension.

## TENURE

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

## COUNCIL TAX BAND E

## EPC C

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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.



