



Beautifully presented, modern family home

Master ensuite and four piece family bathroom

Large dual aspect lounge with patio door

Large driveway and double garage

Fitted wardrobes to two of the bedrooms

Four good size bedrooms

Stylish open plan kitchen diner

Beautifully landscaped gardens

Contemporary modern bathroom

Separate utility room

Situated on a private close, which consists of just four properties, with no through road is this beautifully presented, modern family home, which enjoys lovely views and a pleasant outlook. This lovely home was built by the award-winning developer Storey Homes. Designed with modern living in mind, there is a stylish open plan, kitchen diner, a large dual aspect lounge, and four good size bedrooms. The property also boasts stunning landscaped gardens, including a fully glazed summerhouse with built-in seating. The location of the property is certainly convenient, as the town centre can be reached in less than a 10 minute drive. There are numerous schools within easy reach, and the Cumbrian coastline including the long, sandy beach of St Bees is just a few minutes away. The accommodation briefly comprises of a spacious entrance hall, stylish, modern open plan, kitchen diner, and a beautifully presented, formal lounge. The property also features a modern utility and a useful, downstairs WC to complete the ground floor. To the first floor, there are four beautifully presented bedrooms, with the master boasting an ensuite shower room and two of the bedrooms, having modern fitted wardrobes. The contemporary family bathroom has a four piece suite with separate bath and shower. Externally, the property has stunning landscaped gardens to the rear, with sandstone patios, beautiful, fully glazed summerhouse with built-in seating and gravelled borders with a lovely range of shrubs and plants. There is a double driveway leading to a double garage with ample off-road parking and a pleasant outlook to both the front and rear.

ACCOMMODATION

Entrance hall

Making a fantastic first impression, the spacious entrance hall has lovely, modern décor, which is complemented by the oak doors and staircase. Entered through a modern, composite door, with frosted patterned glass. There is beautiful cornice to the ceiling and a large storage cupboard. The hallway provides access into the lounge, kitchen diner and downstairs WC with stairs to the first floor.

Lounge

The beautifully presented, light and spacious lounge, features a stylish, modern fire with glass front, set into the chimney breast, this dual aspect room has a lovely, bay window to the front, which provides plenty of natural light, with a radiator below. The lounge features contemporary, modern décor, decorative coving and patio doors open out onto the lovely rear garden.

Kitchen diner

A stylish, modern open plan kitchen diner. To the kitchen area, is a range of high gloss, wall, and base units, with contrasting work surfaces. The kitchen boasts a range of integrated appliances including, fridge freezer, dishwasher, double AEG, electric ovens, and an integrated microwave. There is a stainless steel, five ring gas burning hob, a stainless steel extractor hood above and a 1.5 stainless steel sink and drainer unit with mixer tap. The kitchen diner features wood effect vinyl flooring and a uPVC double glazed window which overlooks the rear garden. To the dining area, there is a lovely uPVC double glazed bay window which has a pleasant outlook to the front of the property, with a radiator below. There is an additional radiator towards the kitchen. The full area also benefits from spotlights to the ceiling and modern décor.

Utility

A useful utility which is fitted to match the kitchen, with a range of wall and base units with contrasting countertop and matching up stands. There is an integrated washing machine, a radiator, and a uPVC double glazed door with frosted glass, which leads out onto the rear garden.



Downstairs WC

A useful downstairs WC, with a pushbutton flush toilet, pedestal sink with mixer tap, and a radiator. There is contemporary, part tiled walls and an extractor fan to the ceiling.

First floor landing

The large landing area is well presented, with modern, neutral décor, featuring contrasting oak, balustrades, and oak doors. There is a radiator, airing cupboard and loft access. Provides access into the bedrooms and family bathroom.

Master bedroom

The beautifully presented master bedroom has a lovely colourful feature wall, which perfectly complements the modern neutral décor, there is fitted wardrobes providing excellent storage, a uPVC double glazed window, with lovely views of the Cumbrian fells. There is a radiator and an oak door leading into the master ensuite.

Master ensuite

A modern stylish master ensuite, incorporating a large, walk-in shower cubicle with sliding glass doors and mixer shower. There is a pedestal sink with mixer tap and a pushbutton flush toilet. The bathroom features modern, part tiled walls, a towel heating, radiator, and a wall mounted mirrored cabinet there is a uPVC double glazed frosted glass window and an extractor fan.

Bedroom two

A well proportioned, light, and spacious, double bedroom with a uPVC double glazed window overlooking the rear garden, with a radiator below. There is modern décor, with a lovely, feature wall.

Bedroom three

The third bedroom features modern, fitted wardrobes. There is a uPVC double glazed window, with a pleasant outlook towards the front of the property, with a radiator below.

Bedroom four

The fourth bedroom is generously proportioned with a uPVC double glazed window, which overlooks the front of the property. There is modern, décor and a radiator.



Family bathroom

The contemporary, modern bathroom boasts a four piece suite, which briefly comprises of; a walk-in shower cubicle, with mixer shower and contemporary modern tiling, a bath with tiled surround, and a wall mounted mixer tap, with shower attachment. A pushbutton flush toilet, and a pedestal sink. There is wood effect flooring, part tiled walls, neutral décor, spotlights, and a uPVC double glazed frosted glass window.

Externally

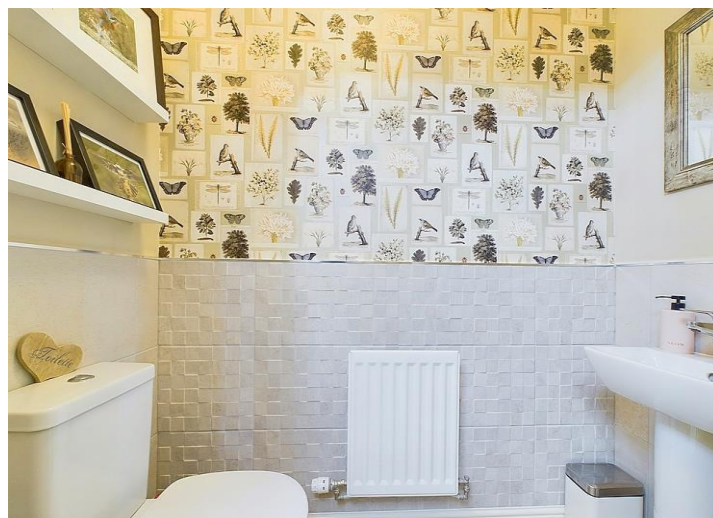
The property certainly doesn't lack kerb appeal, nestled in the corner of the close, with no through traffic, the property enjoys a pleasant outlook to the front and lovely fell views to the rear. There is a large driveway, which leads to the double garage, offering ample off-road parking for four cars. The pleasant front garden wraps around to the side, where there is gated access to the rear garden. The stunning rear garden has been beautifully, and professionally landscaped and incorporates tiered patio areas, and a stunning, fully glazed summer house with beautifully manicured gravel to the borders. This lovely garden has a range of shrubs and plants for a splash of colour dotted around the low maintenance gravel borders, with beautiful sandstone patios, a water feature solar lights and electric lights up the side path. The garden also features two external sockets and an outside tap. The summer house has double glazed, bi-folding doors on three sides and built-in seating, with central table and wood cladding to the rear, with pendant lighting. The garden also enjoys the lovely views to the rear of the property, with a stunning wooden centrepiece, creating a lovely tunnel wrapped with shrubbery. With a sandstone pathway and an enclosed area to the side, which would make the perfect bin store. On the other side, there is a useful storage shed, gravel area and lawn with gated access.

TENURE

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

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LOW FEES, LOCAL EXPERTISE

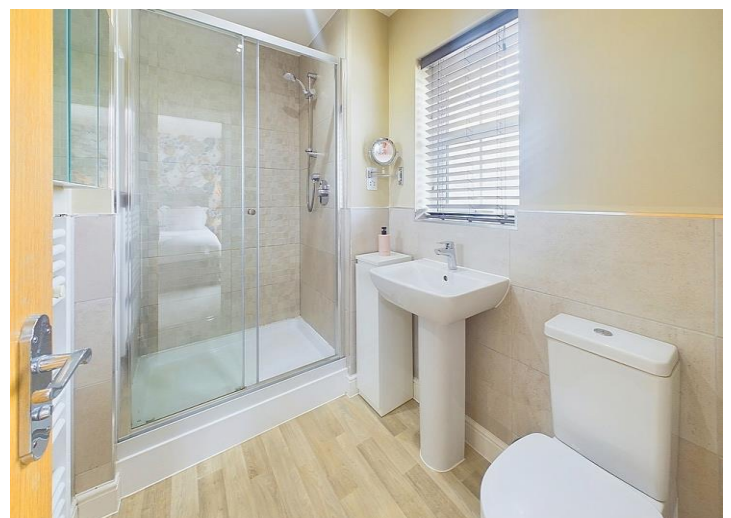
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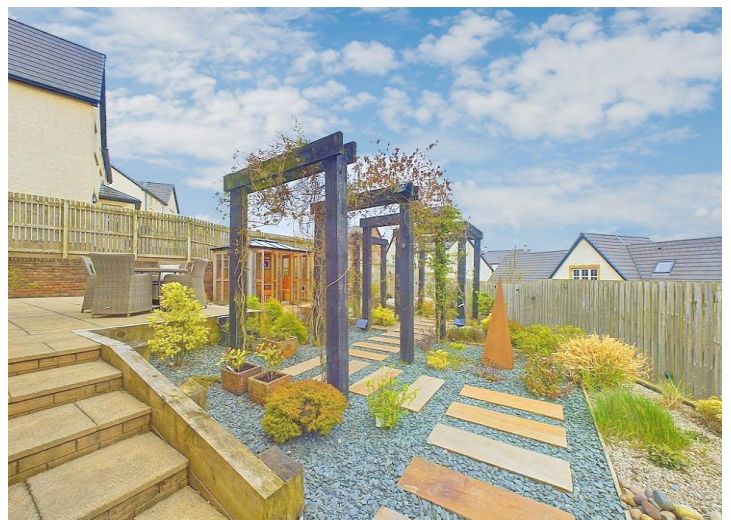
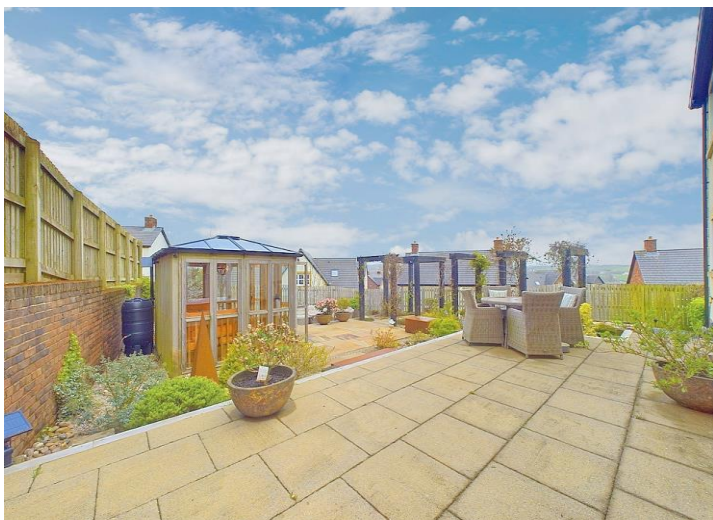
MORTGAGES

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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.

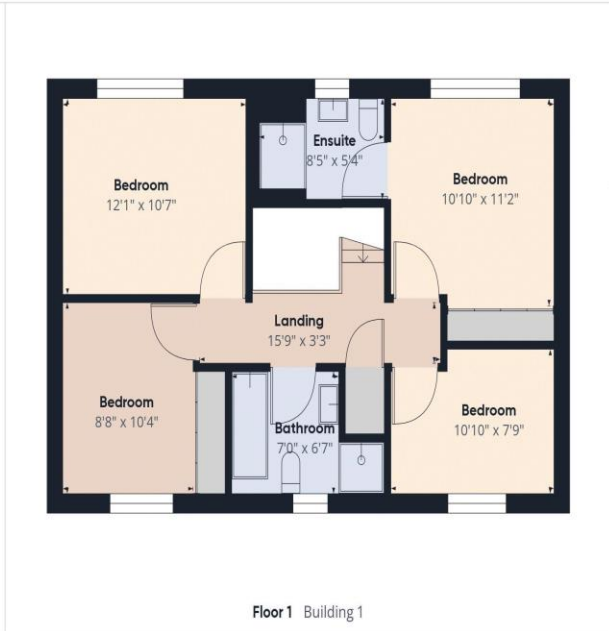
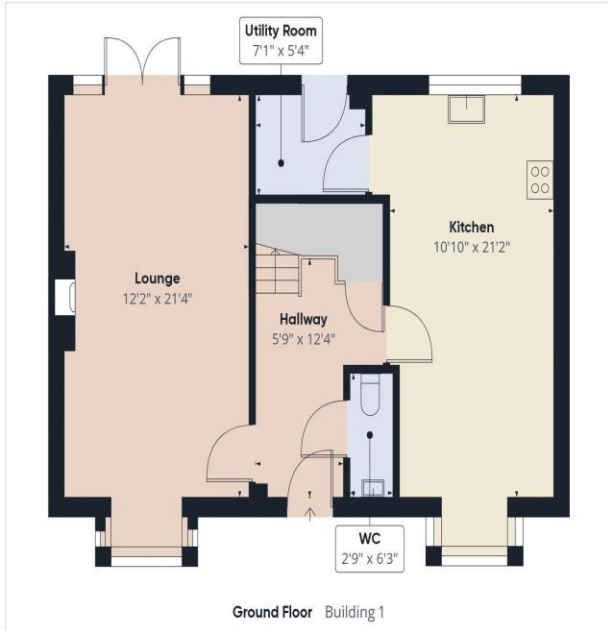




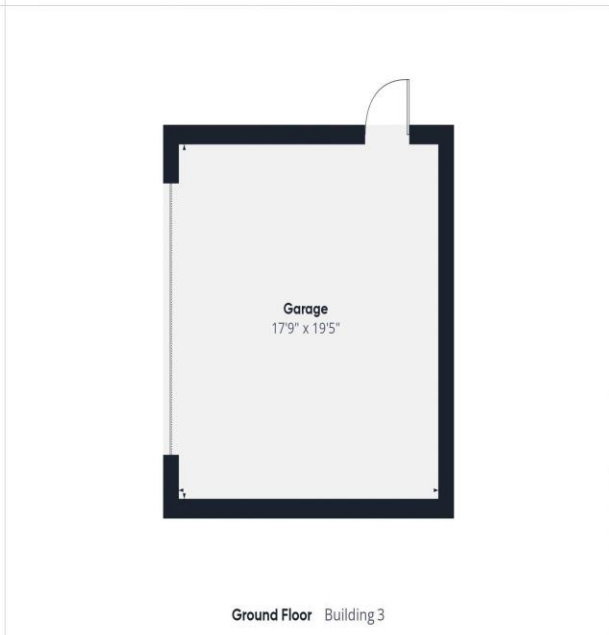
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Approximate total area⁽¹⁾
1731.22 ft²



(1) Excluding balconies and terraces

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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