



**Quiet, modern, residential development**

**Built by an award winning developer**

**Immaculate and ready to move into**

**Contemporary, modern, open plan kitchen/diner**

**Bathroom, en-suite plus downstairs WC**

**Perfect for first time buyers, couples and families**

**Lovely, well presented lounge**

**Double driveway**

**Pleasant garden**

**Patio doors to the garden**

**Easy access to the A66 and local towns**

**Sold with no forward chain**

This lovely, three bedroom, home which was built by the award winning developer Story Homes, is now available and could be an excellent family home. The property is located in an attractive, well maintained, development located in the quiet village of Great Clifton. The village is located relatively centrally to the nearby towns of Cockermouth, Whitehaven and Workington making this ideal for anybody who travels to the towns for work, leisure or perhaps have children in the schools. The property has been meticulously maintained and throughout is tastefully decorated and ready to move into. Within the property there is a spacious hall, lovely light and airy lounge, a useful modern downstairs WC and a contemporary open plan kitchen/diner with integrated appliances and French doors to the garden. To the first floor there are three, well presented, bedrooms, with the master bedroom benefitting from a modern en-suite. The main family bathroom is conveniently located by the bedrooms on the first floor. Externally, the property benefits from a double driveway to the front of the property, with a pleasant low maintenance lawn and gravel area. To the rear of the property patio doors open onto the elevated patio area which leads to the lawn which has gravel to the borders. There are steps down to a lovely decked seating area with a sleeper and gravel to the borders. There is gated access leading to the front of the property and the fence is bordered by mature trees which give a lovely private feel. Viewing is essential to appreciate this lovely modern home.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted patterned glass panels, the beautifully presented entrance hall gives a glimpse of this lovely modern home. With neutral decor, decorative coving, wood balustrade on the stairs leading to the first floor. There is a double panel radiator and wood effect flooring. Provides access into the lounge, kitchen/diner and downstairs WC with a useful under stairs storage cupboard.

### Lounge

A beautifully presented, light and spacious, lounge. With a feature fire set into a modern suite, modern neutral décor and a feature wall. There is decorative coving to the ceiling, a uPVC double glazed window overlooking the front of the property with a single panel radiator below and wood effect flooring.

### Kitchen/diner

A stylish, modern, kitchen/diner with a range of cream wall and base units, beautiful contrasting wood effect work surfaces, contemporary tiled splash backs, integrated fridge freezer, AEG integrated electric oven, stainless steel gas hob with a stainless steel extractor hood in place above. The beautifully decorated dining area has lovely low level lighting, a double panel radiator and uPVC double glazed patio doors leading out onto the rear garden.

### First floor landing

A well proportioned landing. With wooden balustrades, loft access to the ceiling and decorative coving and a large built in airing cupboard housing the heating system. Provides access into three bedrooms and the family bathroom.

### Master bedroom

A spacious, beautifully presented, master bedroom. With modern décor, a uPVC double glazed window overlooking the front of the property, a single panel radiator below with thermostat control and access into the master en-suite.

### Master en-suite

A contemporary modern en-suite shower room with suite briefly comprising of: walk in shower cubicle with sliding glass door, mixer shower and controls built into the tiled surround. A pedestal hand wash basin and push button flush toilet. With a uPVC double glazed frosted glass window, a single panel radiator, spotlights and an extractor fan to the ceiling with modern wood effect flooring.



### **Family bathroom**

Lovely modern contemporary family bathroom, with suite briefly comprising of: bath with a corner mixer tap with showerhead attachment, push button flush toilet and a pedestal hand wash basin with mixer tap. There are modern part tiled walls, neutral decor, spotlights to the ceiling, an extractor fan, a uPVC double glazed frosted glass window and a single panel radiator with modern grey wood effect flooring.

### **Bedroom two**

A good sized, well presented, double bedroom. With a uPVC double glazed window overlooking the rear of the property with a single panel radiator below and neutral décor.

### **Bedroom three**

A generously proportioned third bedroom with beautiful modern décor, a uPVC double glazed window overlooking the rear garden and a single panel radiator.

### **Externally**

The property benefits from a double driveway to the front of the property with a pleasant, low maintenance, lawn and gravel area. To the rear of the property the patio doors open onto the elevated patio area which leads to the lawn. With gravel to the borders, steps down to a lovely decked seating area with a sleeper and gravel borders. A gated provides access to the front of the property and the fence is bordered by mature trees which gives a lovely private feel.

### **TENURE**

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

### **COUNCIL TAX BAND C**

### **EPC B**



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

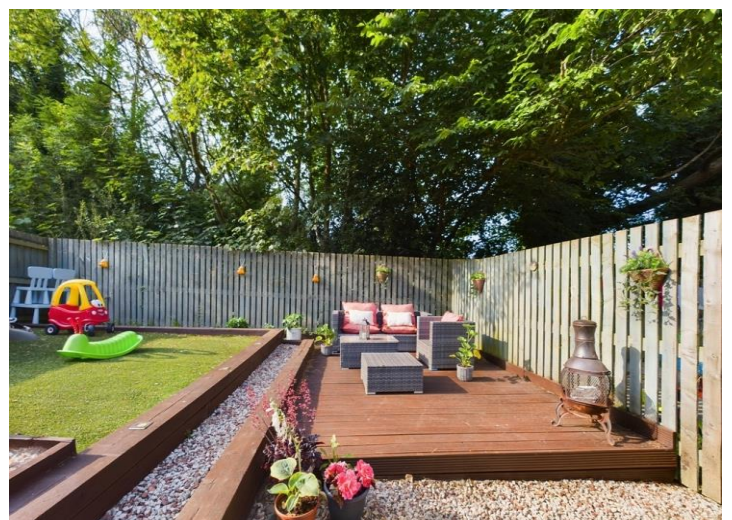
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



## NOTE

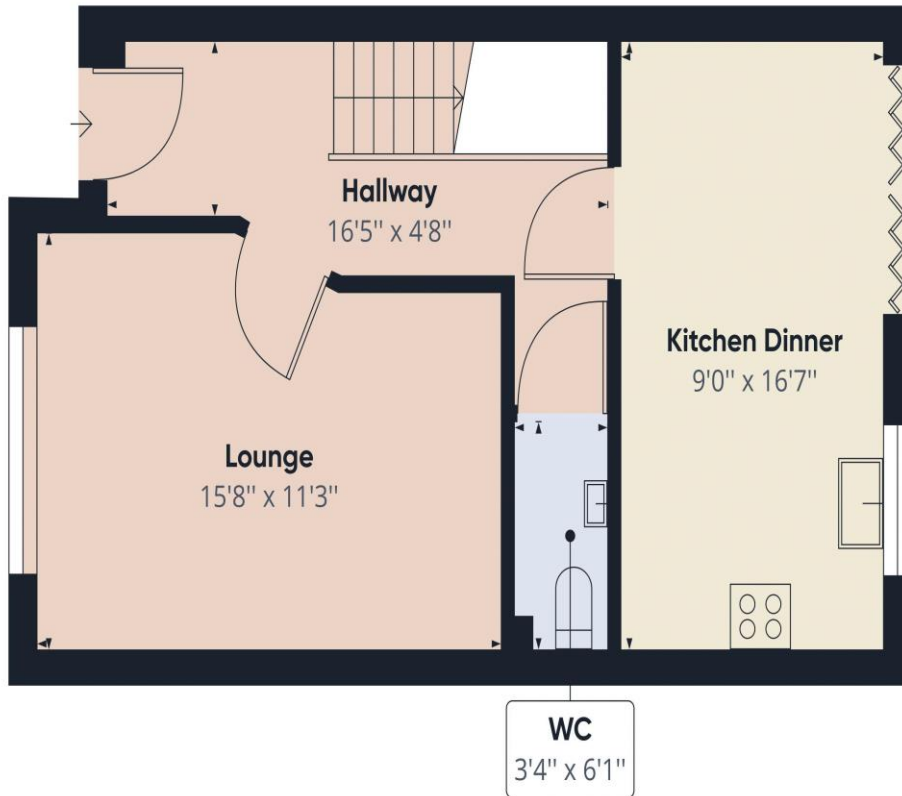
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



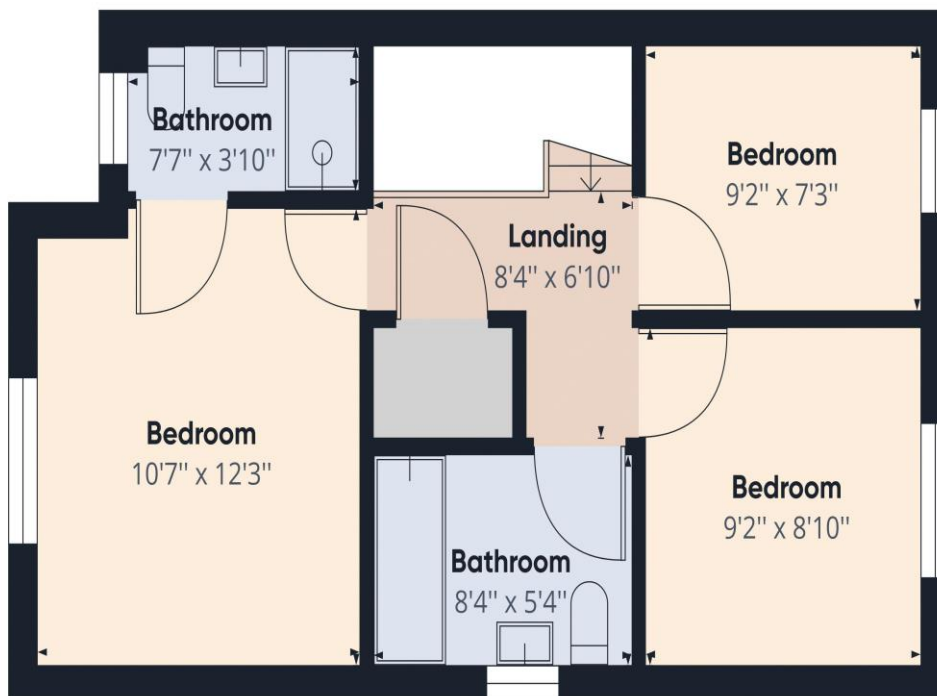
Ground Floor

Approximate total area<sup>(1)</sup>  
454.37 R<sup>2</sup>

(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.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
411.94 R<sup>2</sup>

(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.

GIRAFFE360