



Set on a quiet private road, within a desirable area

Boasts a spacious conservatory, looking onto the garden

Driveway and larger than average garage

Generously size lounge with large bay window

Features a versatile loft room, ideal home office

Spacious, sun trap garden

Offered for sale with no forward chain

Modern kitchen with lots of storage

Two spacious double bedrooms

Modern and well-maintained bathroom suite

This quiet area of West Cumbria known as Common End, has long been a popular place to live. Not only is the area picturesque, but it is within easy reach of the nearby towns of Whitehaven, Workington, and the Cumbrian coastline. This particular property known as Belle Vue is located down a quiet, private road meaning it enjoys peace and quiet. Just a minutes walk from the property, there is a bus stop with buses regularly going to the nearby towns and there is a doctor's and convenience store. The bungalow is detached, with plenty to offer, and set on a spacious plot. There is a pleasant garden to the front and a larger garden to the rear, which gets the sun throughout the day and is a wonderful place in which to enjoy your morning coffee or evening glass of wine. You will also notice the spacious driveway and larger than average garage, which has a relatively new roof and electronic door. Within the property, there is a front porch that leads through to the hallway. From the hallway you can enter the lounge and your attention will certainly be drawn to the large, bay window which looks out to the front. The property has a stylish, kitchen with lots of storage including two large, built-in cupboards. The kitchen leads through to the fabulous conservatory which has a lovely outlook onto the rear garden. The conservatory is a lovely place in which to enjoy the sunshine or spend time chatting with friends and family. There are two spacious double bedrooms, one looking out to the front, and one looks out to the rear. The bathroom suite is located centrally within the property, at the end of the hallway. Accessed via a pulldown ladder is a area of the loft which leads through to a loft room, to the left and a large storage space to the right. The loft room could be used as a home office or hobby room if desired. Detached bungalows in this price range tend to be rare, especially ones set on a spacious plot and in a sought-after area. To avoid disappointment please contact the office at your earliest convenience to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door with frosted glass panel and there are numerous windows, which allow in lots of natural light. There is tile flooring and plenty of space for a shoe and coat rack. Provides access through to the hallway.

Hallway

The hallway benefits from a radiator, phone point and a handy double socket. Leads to the lounge, kitchen, both bedrooms and the bathroom. From the hallway you can also access the loft room by pulldown ladder.

Lounge

A lovely feature of this room is the large uPVC double glazed bay window, which looks out to the front of the property and enjoys a pleasant outlook. The room has a coal effect gas fire, with a stone hearth and surround. There is decorative coving and a large double panel radiator is neatly placed below the window.

Kitchen

This modern kitchen incorporates a range of wall and base units, with a complementary worktop and tiled splash backs. There is a built-in electric oven with a separate induction hob and extractor in place above. The kitchen features an integrated microwave, and fridge. There are two useful cupboards, one a pantry cupboard and the other an airing cupboard which has a radiator. The kitchen has a stainless steel sink with draining board and mixer tap, set below a uPVC double glazed window that looks through the conservatory and out onto the garden. A double panel radiator provides plenty of warmth.

Conservatory

A lovely addition to the property is the spacious conservatory which gets the sun throughout the day and looks down onto the garden at the rear. The conservatory benefits from wall mounted lights, power points, two radiators and there is tiled flooring. A half glazed uPVC door leads out onto the garden. The conservatory is a wonderful place in which to simply relax and spend time with friends and family and there is space for a dining table and chair set.

Bedroom one

A spacious double bedroom, with a radiator and a uPVC double glazed window that looks out to the front of the property.



Bedroom two

The second, well maintained double bedroom has a radiator and a uPVC double glazed window looking out onto the garden at the rear.

Bathroom

The bathroom is in good condition and comprises of a bath with mixer tap, a toilet and pedestal hand wash basin with mixer tap. There is tiled walls, Karndean flooring, a radiator and a uPVC double glazed frosted window.

Loft

From the hallway there is a pulldown ladder that leads up to the first area of the loft. There is a useful, two door cupboard and a hatch leading to a substantial storage space, and to the left you will find a versatile loft room.

Loft room

The loft room could be used as a home office or hobby room, the choice is yours. There is a radiator and two uPVC double glazed windows allow in lots of night watch or light and enjoy an elevated outlook of the rear garden and beyond.

Garage

The property benefits from a good-sized, pitched roof garage, which boasts an electronic up and over door.

Exterior

At the front of the property, you will notice the gated driveway which provides off-street parking and leads down the left-hand side of the property to the rear. There is a pleasant, low maintenance garden to the front, with a gate and path leading to the front door. At the rear, the garden is quite the sun trap and a lovely place in which to enjoy the sunshine. The garden has a patio area and a wide variety of plants and shrubs, which provide a splash of colour throughout the year. There is a lawn and greenhouse which is in need of some repair.

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.





 <p style="text-align: center;">Ground Floor Building 1</p>	 <p style="text-align: center;">Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1194.72 ft²</p> <p>Reduced headroom 14.76 ft²</p>
 <p style="text-align: center;">Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>