



Boasts a range of fantastic upgrades

Built by an award winning developer

Benefits from a separate utility room

Stunning kitchen/diner and living area

Superb example of a modern family home

Total of two beautiful en-suite shower rooms

Master bedroom features bespoke wardrobes

Located in an extremely sought after area

Kitchen boasts integrated appliances

Beautiful, four piece, family bathroom

This fabulous home has been built by an award winning developer and benefits from the remaining NHBC warranty. The property features a wide range of upgrades including Silestone worktops, upgraded kitchen units which match the utility. The bathroom and en-suite's, of which there are two, have also been upgraded to have fully tiled walls. Not only that, the master bedroom boasts a beautiful fitted wardrobe. This superb example of a stylish, modern, family home is located on an attractive development on the outskirts of the ever popular town of Cockermouth. From the property the town centre can be reached in just a few minutes drive and it is also an excellent place from which to explore the western lakes and surrounding fells. On arriving at the property, we are certain you will agree there is plenty of curb appeal. Stepping inside you will find yourself in the lovely hallway, which leads to the light and airy lounge and through to the open plan lounge, diner and living area. This lovely open plan room is certainly heart of this home. The kitchen has a range of integrated appliances and there are French doors that open out to the rear garden. The property benefits from a separate utility room and a downstairs WC. Heading up to the first floor, the landing leads to all four bedrooms and the family bathroom. The two en-suite shower rooms are like new, as is the stunning four piece family bathroom. Externally the property has a driveway providing plenty of off street parking and there is of course the garage. At the rear there is a pleasant, low maintenance, garden which is securely fenced around making it an ideal choice for anybody with young children or pets.

ACCOMMODATION

Hallway

This lovely hallway is accessed via a composite door with a frosted glass panel. You will notice the stylish Amtico flooring, which also extends across the whole of the ground floor. The hallway features a handy double socket point, a radiator and an under stairs storage cupboard. The hallway provides access to the lounge, open plan kitchen/diner/living area, the downstairs WC and there is a pedestrian door to the garage. The stairs feature a stunning balustrade leading up to the first floor.

Lounge

A light and airy, tastefully decorated lounge. Featuring a phone point, TV and USB charging points. There is Amtico flooring and a radiator centrally positioned below a uPVC double glazed window that looks out over the front garden and the driveway.

Kitchen/diner/living area

Kitchen area

This beautifully upgraded kitchen incorporates a range of soft close white wall and base units, a complimentary Silestone worktop and matching up stands. The kitchen boasts AEG double ovens and an AEG induction hob is set below a stainless steel/curved glass extractor canopy which has built in lighting. A 1.5 Franke sink with mixer tap and drainer grooves is set within the Silestone worktop, positioned below one of the two uPVC double glazed windows. The kitchen features several integrated appliances including fridge freezer and dishwasher for your convenience. There are ceiling spotlights and under cupboard lighting.

Dining area

The dining area has plenty of space for a large family sized dining room table and chair set and has a central pendant ceiling light. Both the kitchen area and the living area have three rows of ceiling lights. There are connections for a flatscreen wall mounted TV and plenty of warmth is provided by two radiators. The room also has handy USB charging points and you will certainly notice the large bay window with its French doors that allows in plenty of natural light and opens out to the patio area of the rear garden.



Utility

The utility room benefits from the same upgraded cupboards as the kitchen and there is the beautiful matching Silestone worktop with matching up stands. The utility has a Franke sink with mixer tap and drainer grooves set within the worktop. There is plumbing for a washing machine, Amtico flooring, a radiator and a uPVC, half glazed, door which leads out to the exterior of the property.

Downstairs WC

Here you will find a toilet, a large upgraded mirror and a pedestal hand wash basin with mixer tap. The floor has a continuation of the Amtico flooring and the walls are partially tiled. The room also has an extractor fan and a radiator.

Garage

The garage, which has an up and over door, has lighting, power point and discreetly houses the combi boiler.

First floor landing

On the landing you will find an airing cupboard, a radiator and doors that lead to all the bedrooms, the bathroom and there is also loft access to the ceiling.

Master bedroom

This lovely double bedroom boasts a six door fitted wardrobe with clothes rails and shelving. The wardrobes also have ceiling spotlights in addition to the main bedroom ceiling light. This master bedroom has a TV point, a radiator and a uPVC double glazed window with views to the front of the property.

Master en-suite

A beautiful en-suite featuring a large shower cubicle with both monsoon and handheld shower heads set on the tile surround. The whole en-suite has been upgraded to have fully tiled walls. There is a toilet, pedestal hand wash basin with a mixer tap and a large mirror is in place above. The en-suite also has a large chrome heated towel rail, ceiling spotlights, an extractor fan and a uPVC double glazed frosted glass window.



Bedroom two

A second, spacious, double bedroom. Boasting an en-suite. There is a TV point, a radiator and a uPVC double glazed window with views to the rear of the property.

Bedroom two en-suite

This second en-suite is immaculate and stylish. Like the master en-suite, this second en-suite boasts upgraded, fully tiled walls. There is a shower cubicle with both monsoon and handheld shower heads, a toilet and a pedestal hand wash basin with mixer tap and large mirror in place above. There is a chrome heated towel rail, tiled flooring, ceiling spotlights, an extractor fan and uPVC double glazed frosted glass window.

Bedroom three

A third, lovely, bedroom with a radiator and a uPVC double glazed window with views to the rear of the property.

Bedroom four

A fourth double bedroom, which has a radiator and a uPVC double glazed window which looks out to the front of the property.

Family bathroom

Much like the rest of the property, the family bathroom is in immaculate condition. There is a bath with central mixer tap and shower attachment, a shower cubicle with a monsoon and handheld shower heads, a toilet and a pedestal hand wash basin with a mixer tap. The bathroom has fully upgraded tiled walls, tiled flooring and there is a chrome heated towel rail. Plenty of illumination is provided by ceiling spotlights and there is an extractor fan and a uPVC double glazed frosted glass window.

TENURE

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

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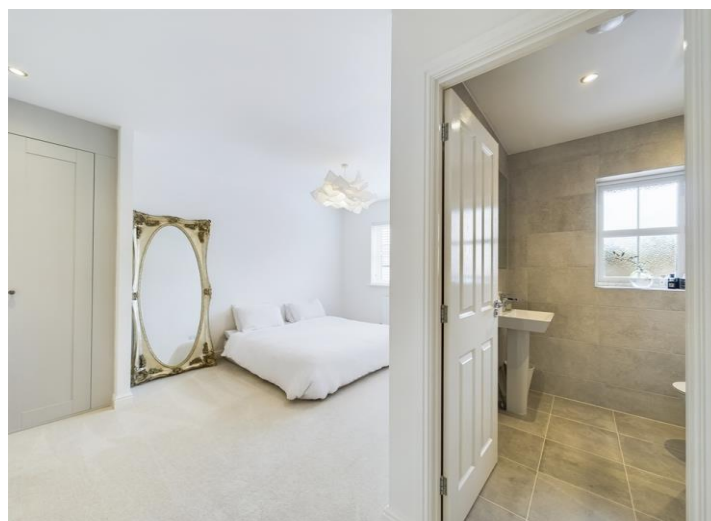
MORTGAGES

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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.

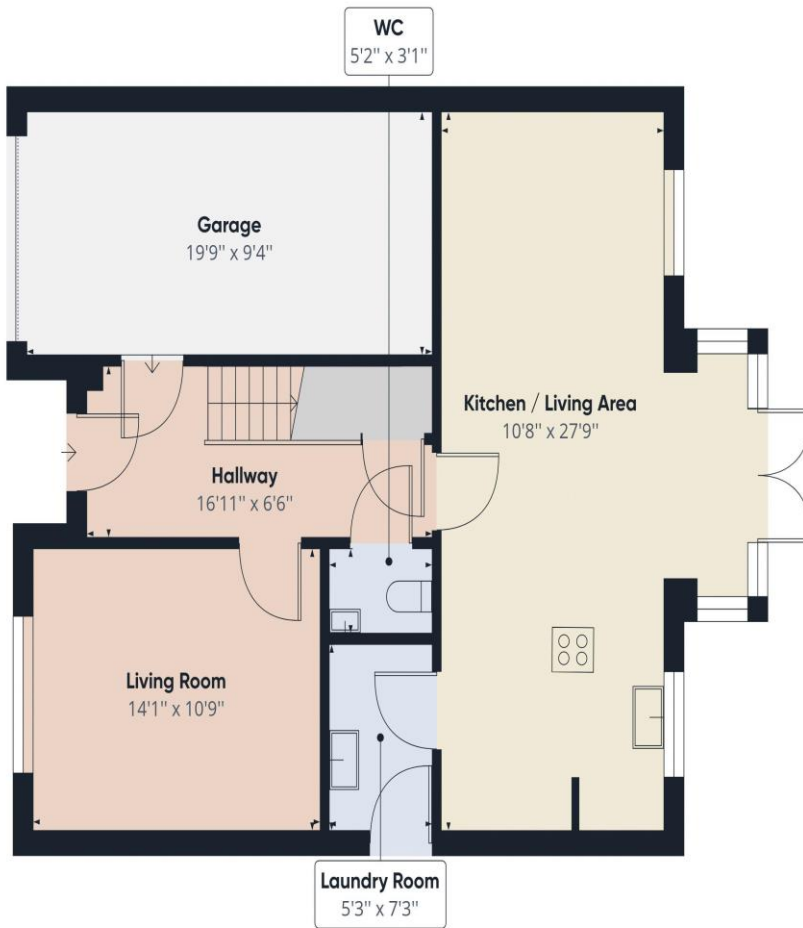






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Ground Floor

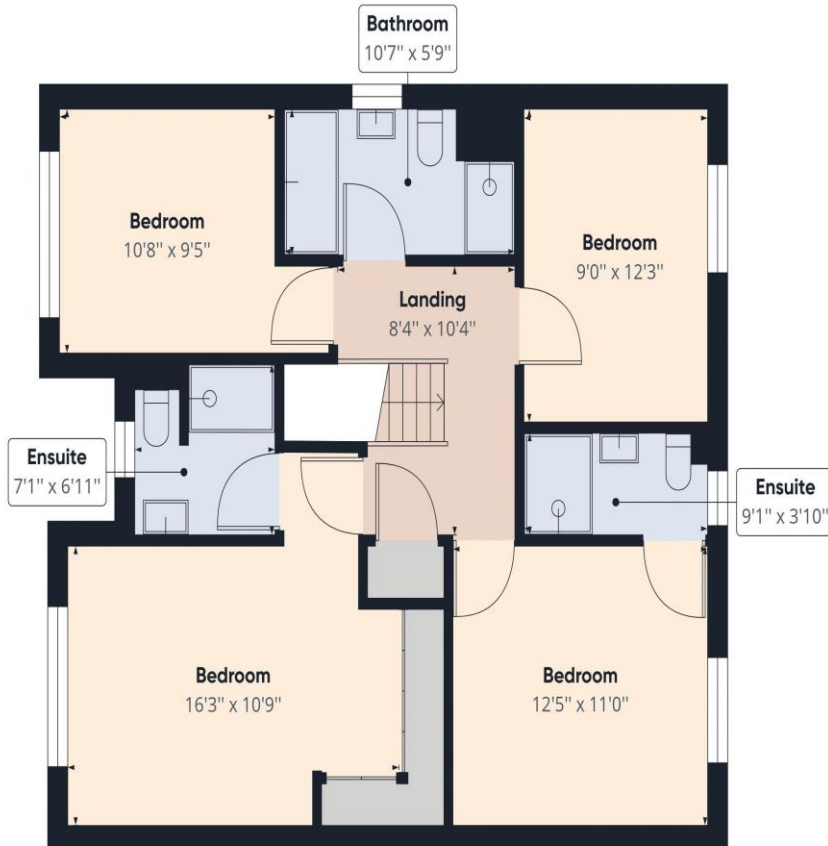


Approximate total area⁽¹⁾
857.88 ft²

(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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Floor 1



Approximate total area⁽¹⁾
774.20 ft²

(1) Excluding balconies and terraces.

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