



A stunning, high specification modern home

Beautiful high end furniture can be included

Stylish, open plan lounge/diner and kitchen

Spacious drive and garage for off-street parking

Low maintenance garden, ideal for parties or quietness

Can be sold virtually as seen

Boasts bi-fold doors out to the attractive garden

Beautiful bathroom, ensuite and downstairs WC

Tasteful décor throughout the property

Set in a popular and attractive development

If you want a house which is in truly superb condition and ready to move into, then look no further. Not only does this property have a tremendous amount of style but so does the furnishings, of which the majority can be included. The current owner has advised us that the property can be virtually sold as seen. The many, high-end items include, but are not limited to the dining table and chair set, sofa, and chairs, flatscreen TV and stand. The master bedroom has a designer bed, with a built-in television which can be included as can the stylish garden furniture. This beautiful home is perfect for a young professional couple, or family. Located on this attractive and sought-after development, the property benefits from the remainder of the NHBC warranty, providing peace of mind for any buyer. As you arrive you will see the property has plenty of kerb appeal and you will notice the spacious driveway, which provides plenty of off-street parking. At the end of the drive, you will find a pitched roof garage which provides additional parking and storage. Step inside the hallway and you will immediately notice the style and décor, which continues throughout the property. The heart of the home has to be the spacious, open plan lounge, kitchen, and diner. The gorgeous kitchen boasts integrated appliances, and the bi-fold doors are just perfect for those sunny days, to bring the outside in. The ground floor also benefits from a stylish WC. Heading up to the first floor, the landing leads to all three bedrooms, with the master bedroom having a fitted wardrobe and the second bedroom has fitted furniture and is currently used as a dressing room/walk-in wardrobe. The master bedroom boasts a stylish, ensuite shower room and is in excellent condition, as is the modern family bathroom. Externally, the rear of the property feels very private as it has a backdrop of trees. There is a large area of composite decking, with raised beds and artificial turf, making the whole garden easy to maintain. The garden is perfect for simply relaxing or hosting a party with friends and family. For those with children, numerous schools are within easy reach and Workington town centre itself, is just a short 10 minute drive away. To fully appreciate not only this beautiful home but also the furniture that can be included, then contact the office to arrange a viewing.

ACCOMMODATION

Hallway

Step inside the hallway and you'll immediately know the incredible style and décor, you will find throughout this property. The hallway itself is entered via a composite door with four frosted glass panels. You will notice the feature, painted wall and beautiful, modern doors that lead through to the open plan kitchen lounge and diner, downstairs WC and the under stairs storage cupboard. The hallway features LVT flooring, a radiator, and a central row of ceiling spotlights. At the end of the hallway there are stairs leading up to the first floor landing.

Open plan lounge diner and kitchen

This stunning room has a beautiful, high spec kitchen which incorporates a range of contrasting wall and base units, with a wood effect worktop with matching up stands and tiled splash backs. There is a built-in electric oven with a separate gas hob and stainless steel extractor canopy above. A composite sink with drainer board and designer mixer tap, is set below a uPVC double glazed window, that looks out to the front. There are plenty of other integrated appliances including a dishwasher, washing machine and a fridge freezer. Two rows of ceiling spotlights flow from the kitchen and over the dining area, and there is under cupboard lighting which can be used as and when desired. There is plenty of space for a dining table and chair set and the whole room is laid with the same stylish LVT flooring found in the hallway. The lounge area has two eye-catching ceiling lights and a feature tiled wall, as a backdrop to the television. The room has two double panel radiators which provide plenty of warmth. One of the most exciting features of this room, is the bi-fold doors which allow in plenty of natural light, have an attractive outlook and of course open up, allowing you to bring the outside in. Perfect for parties and family get-togethers.

WC

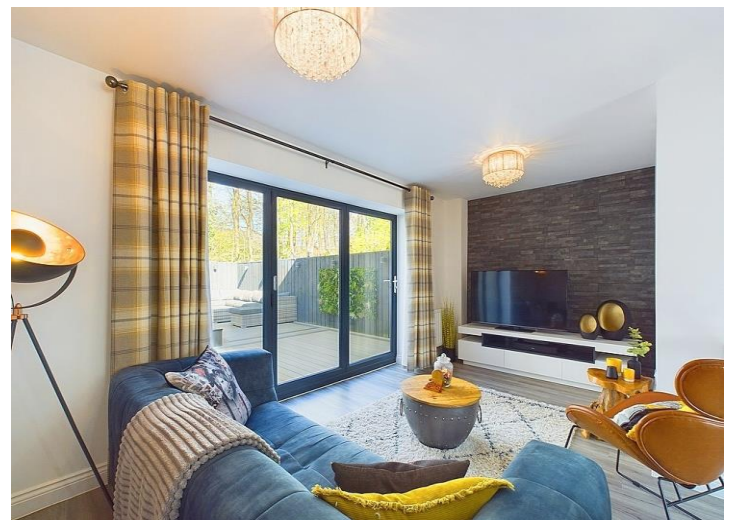
Here you will find a toilet and a wall hung wash basin with mixer tap, over a vanity providing storage. There are partially tiled walls, LVT flooring, ceiling spotlights, a chrome heated towel rail and extractor. There is also a uPVC double glazed frosted window.

First floor landing

The stylish staircase and banister take you up to the first floor, where you will find ceiling spotlights, a handy double socket, and a radiator. The same style of modern doors that are found downstairs lead to all three bedrooms and the bathroom.

Master bedroom

The master bedroom boasts a two door built in wardrobe, which provides excellent storage. As mentioned, much of the furniture and decorative pieces can be included in the sale and that includes this bed which has a remote control, built-in TV. The room has a radiator and a uPVC double glazed window that looks down onto the rear garden and trees beyond. Leads to the master ensuite.



Master ensuite

Like the rest of the property, the ensuite is in immaculate condition and comprises of a shower cubicle, with both rainfall and handheld showerhead's. There is a wall hung, wash basin, with mixer tap over a two drawer vanity and there is a mirrored cabinet above. There is also a toilet, partially tiled walls and matching tiled flooring. The ensuite benefits from a chrome heated towel rail, ceiling spotlights, an extractor, and a uPVC double glazed frosted window.

Bedroom two

The tastefully decorated second bedroom is currently used as a home office. There are connections for a wall mounted flatscreen TV. This room has neutral décor, a radiator and a uPVC double glazed window that looks out to the front.

Bedroom three

Currently used as a dressing room/walk-in wardrobe, this bedroom has fitted wardrobes with plenty of shelving and clothes rails. Fabulous to keep, but easy to remove if required. The room has a radiator, and a uPVC double glazed window to the front.

Bathroom

As you expect by now, the bathroom feels like new and consists of a bath with wall mounted mixer tap and shower attachment, with a glass screen. There is the same wall mounted wash basin with a two drawer vanity, mixer tap and mirrored cabinet above, that is found in the master ensuite. The fully tiled walls and tile flooring also match. There is a shaver point, toilet and a chrome, heated towel rail. Four spotlights provide plenty of illumination and there is an extractor and uPVC double glazed frosted window.

Garage

A good size garage, with a pitched roof which provides an excellent storage area. The garage has an electronic roller door, power points, lighting and a pedestrian door to the rear.

Exterior

At the front of the property, there is a block paved driveway which provides off-street parking for two cars and leads to the garage. There is a well maintained lawn, partially surrounded by a low shrub border. Step outside the bi-fold doors and you will find a fantastic spacious area of composite decking with built-in bedding areas and up lights. There is a pizza room and even the garden furniture seen can be included in the sale. The garden is designed with ease of maintenance in mind and would be perfect for parties and get-togethers. There is an outside tap and rear access to the garage. There is access from the rear garden around the side of the property.

TENURE

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

COUNCIL TAX BAND C

EPC B



LOW FEES, LOCAL EXPERTISE

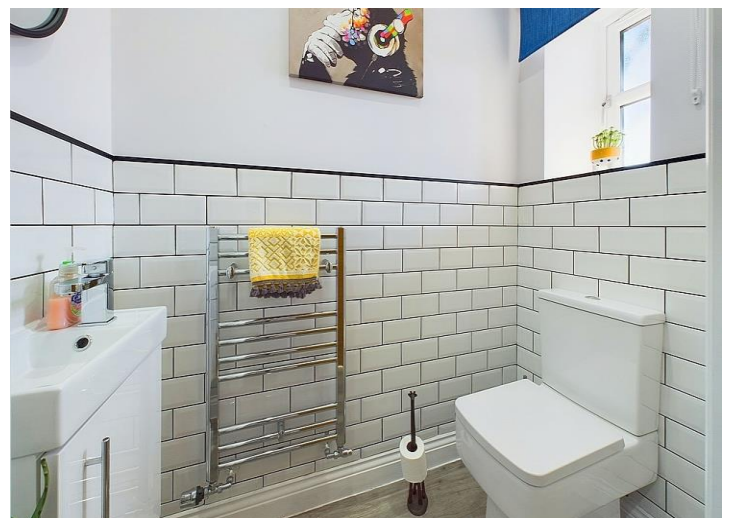
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MORTGAGES

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NOTE

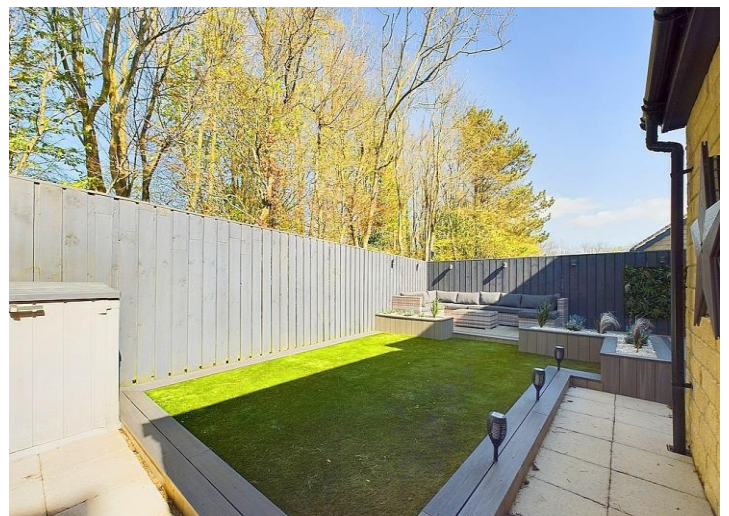
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Ground Floor

Approximate total area⁽¹⁾
1057.92 ft²



Floor 1

(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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