



**Fabulous spacious home set over three floors**

**Stylish kitchen/diner with integrated appliances and bay window**

**Beautiful bathroom, master ensuite and downstairs WC**

**Block paved drive for two cars**

**Sought after development, built by an award-winning developer**

**Very large master bedroom**

**Incredibly spacious lounge with French doors and skylights**

**Four light and airy, well presented bedrooms**

**Pleasant low maintenance garden to the rear**

**Beautiful countryside and fell views**

Set within this sought after development built by the award-winning developer Story Homes is this lovely and spacious family home. Set over three floors, the property offers plenty of space, including an fabulous, spacious lounge and impressive master bedroom boasting its own ensuite. The property has been well cared for by the current owner and is ready to move into. An excellent home for a professional couple or family, this home really has a tremendous amount to offer. Step inside, you'll find yourself in the hallway and a door opposite leads through to the lounge. The lounge is very spacious and has lots of natural light via French doors and skylights. The open plan kitchen and diner boasts integrated appliances and features a bay window, which not only adds space, but also adds kerb appeal from the front. The ground floor also has a WC. To the first floor you will find the first three bedrooms, all of which are well presented and if needed one would make an ideal home office. The immaculate family bathroom is located on this floor. Continuing up you will reach the master bedroom, which is very spacious and has a dormer window to the front and a skylight at the rear, which offers the most impressive countryside and fell views. The master bedroom also has a stylish ensuite shower room. At the front of the property there is a driveway providing off-street parking for two cars. To the rear, there is a low maintenance garden with a spacious patio and lawn. To fully appreciate this lovely home and the value for money it offers please contact the office and we will arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is entered via a modern, composite door with a frosted glass panel. The hallway features stylish, LVT flooring, a radiator and a useful under stairs storage cupboard. Leads to the lounge, open plan kitchen/diner, WC and there are stairs to the first floor landing.

### Lounge

This fabulous room enjoys a tremendous amount of space and natural light. You will immediately notice the uPVC French doors which have full height, side windows and above there are two large skylights, making this a lovely bright room. The room is tastefully decorated and has LVT flooring, and two radiators provide plenty of warmth.



### Kitchen/diner

This beautiful kitchen boasts granite worktops and matching up stands, which contrast with the white, shaker style, wall and base units. There are two built-in Zanussi electric ovens, with a separate induction hob, a stainless steel splash back and large extractor canopy above with built-in lighting. There is a 1.5 sink with mixer tap the drainer grooves are set within the granite worktop. The kitchen also features an integrated fridge freezer, washing machine and dishwasher for convenience. Two rows of ceiling spotlights illuminate the kitchen area, and the dining area has a central pendant light. Another lovely feature of the room is the large, uPVC double glazed bay window which looks out to the front and has a radiator positioned below.



### WC

Here you will find a toilet and pedestal hand wash basin, with mixer tap and tiled splashback. There is LVT flooring, a radiator, an extractor, and a uPVC double glazed frosted window.

### First floor landing

The spacious landing benefits from a handy double socket and an storage cupboard. The landing leads to the first three bedrooms, family bathroom and there are stairs to the second floor landing.

### Bedroom one

The good sized double bedroom has a radiator and a uPVC double glazed window to the front.

### Bedroom two

A second, neutrally decorated bedroom, which has a radiator and a uPVC double glazed window which looks out over the rear garden, with the fells visible in the distance.



### Bedroom three

Currently used as a home office, the room has a radiator and a uPVC double glazed window looking out to the rear and towards the fells.

### Bathroom

This modern bathroom is in excellent condition and comprises of a bath with mixer tap and shower attachment. There is a toilet and pedestal hand wash basin with mixer tap. The walls and bathroom are fully tiled and there is matching tiled flooring. There are ceiling spotlights, a chrome heated towel rail, an extractor fan, and a uPVC double glazed frosted window.

### Second floor landing

The landing leads to the master bedroom.

### Master bedroom

This large double bedroom has a large skylight with blackout blind that enjoys a beautiful, panoramic view, over rooftops and across the Cumbrian countryside and towards the fells, including those around Ennerdale water. There is also an additional dormer window which looks out to the front with a radiator below. There is an additional radiator and built-in wardrobes with a unique wood panelling design. The room has modern flooring and boasts an ensuite shower room.

### Ensuite shower room

The ensuite has the same stylish, fully tiled walls and tiled floor as found in the main bathroom. There is a shower cubicle with sliding door, with both rainfall and handheld showerhead. There is a toilet and pedestal hand wash basin with mixer tap. The ensuite has a useful, built-in cupboard, a radiator, and a skylight with blackout blind.

### Exterior

At the front of the property, there is a well-maintained block paved driveway, which provides off-street parking for two cars. At the rear, there is a well maintained garden, which has a patio area and a central lawn, surrounded by a range of plants and flowers with a bark covering. There is a garden shed and the garden is fenced around, making it an ideal choice for those with young children or pets.

### TENURE

We have been informed by the vendor that the property is freehold. There is an annual maintenance charge of £131.47

### COUNCIL TAX BAND C

### EPC B



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## MORTGAGES

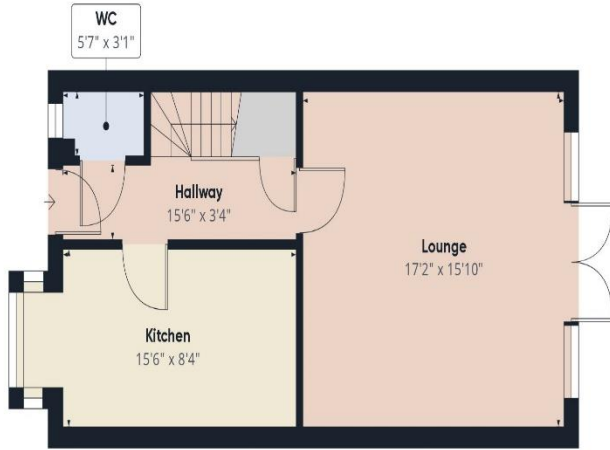
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## NOTE

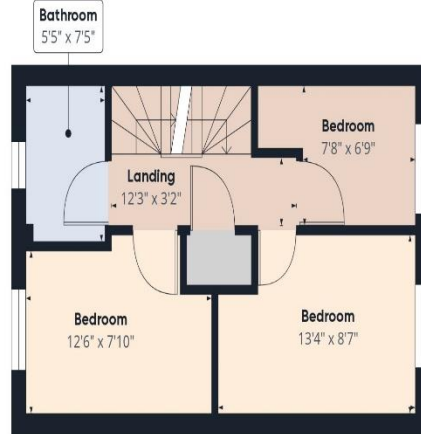
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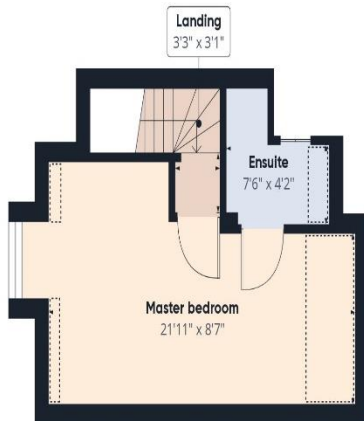




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1204.9 ft<sup>2</sup>

Reduced headroom  
39.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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