



**Quiet village close to Cockermouth**

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

**Large, beautifully maintained rear garden**

**Useful outbuilding/utility**

**Spacious lounge**

**Three good size bedrooms**

**Well presented home**

**Lovely glass roof conservatory**

**Modern kitchen and bathroom**

**Easy access to A66**

This beautifully presented, three bedroom home is well presented throughout and ready to move into, with a contemporary modern kitchen, bathroom and lovely, glass roof conservatory. What makes this property stand out from others, is the size of the landscaped rear garden. The garden is ideal for anybody who loves their own outside space. It will be an ideal choice for anybody to grow their own fruit and vegetables or perhaps wants plenty of space for their children to run around. The property is set in the attractive village of Brigham, which is just a short drive to Cockermouth town centre, and has easy access to the A66 and the western lake district. The accommodation briefly comprises. entrance hall, well presented lounge, with patio doors to the glass roof conservatory. There is a modern kitchen with contemporary high gloss units. To the first floor, there are three good size bedrooms and a modern family bathroom. Externally, the property boasts a large beautifully landscaped garden, the rear patio has external electric points, making it ideal for a hot tub. The well maintained lawn stretches along the right hand side of the garden and to the left, there are multiple sitting areas, useful sheds and a summer house. To the rear of the garden, is a low maintenance, gravelled area with gated access to a further garden space at the rear. Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### Entrance hall

The spacious entrance hall is entered through a modern, uPVC double glazed door, with full height windows either side, allowing in plenty of natural light. There is tasteful, modern décor and wood effect flooring.

### Lounge

Beautifully presented, light and airy lounge, with modern, neutral décor. There is a stylish, wall mounted fire to the chimney breast, wood effect flooring and decorative coving to the ceiling. The dual aspect lounge has a uPVC double glazed window which looks out over the front of the property, with a radiator below. Double uPVC glazed patio doors lead to the conservatory.



### Conservatory

The large, glass roof conservatory is a lovely addition to the property, adding a sitting room to enjoy views over the garden. There are panoramic uPVC double glazed windows, double upvc patio doors leading onto the rear patio and Karndean flooring.

### Breakfast kitchen

A contemporary, modern fitted kitchen, with a range of stylish, high gloss wall and base units with contrasting wood effect worksurfaces, matching upstands and tiled splashbacks. There is a composite sink and drainer unit with mixer tap, which sits below a uPVC double glazed window and looks out over the beautiful rear garden. There is a built in electric oven and separate glass hob, with glass splash back and stainless steel extractor hood above and a built in breakfast bar. The kitchen features useful, open, understairs storage, wood effect flooring, and panelling and spotlights to the ceiling. A uPVC double glazed door provides access into the garden.



### First floor landing

A good size landing space, with a built in storage cupboard, a radiator and uPVC double glazed window overlooking the rear garden.

### Master bedroom

A good size double bedroom, with a uPVC double glazed window which overlooks the front garden and a TV point.



### Bedroom two

A second, well presented and spacious double bedroom, which has an art deco style, original fireplace and a useful built in storage cupboard. There is a uPVC double glazed window overlooking the front of the property with a radiator below.

### Bedroom three

A generous third bedroom, with a uPVC double glazed window overlooking the rear garden with a radiator below and tasteful modern décor.

### Bathroom

A contemporary modern bathroom, with suite briefly comprising, bath with mixer shower above featuring both rainfall and jet shower head attachments. There is a pedestal sink, with waterfall mixer tap and push button flush toilet. The bathroom features stylish, waterboard cladding to the walls and modern, tile effect vinyl flooring and spotlights to the ceiling. A uPVC double glazed window with frosted glass provides natural light and there is a chrome, towel heating radiator.

### Outbuilding

This useful building has been converted to a useful storage shed and separate outdoor utility. There is plumbing for a washing machine, and a separate section used for storage.

### Externally

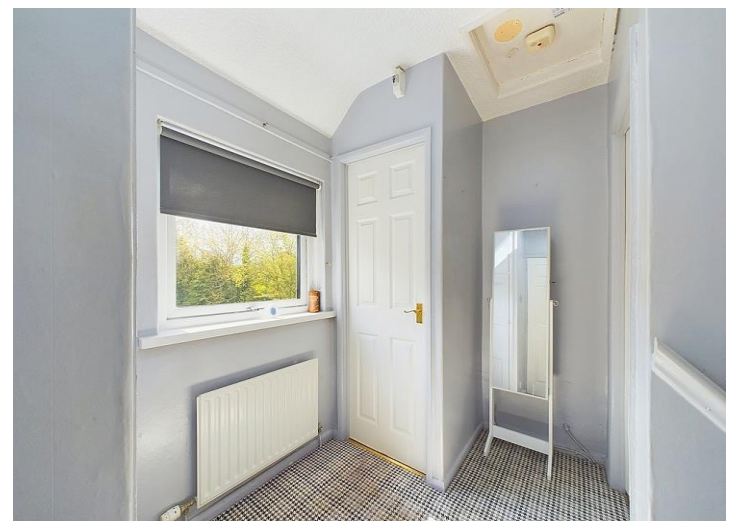
The property boasts a large, beautifully landscaped garden, the rear patio has external electric points, making it ideal for a hot tub. The well maintained lawn stretches along the right hand side of the garden and to the left there are multiple sitting areas. The garden features useful sheds and a summer house. To the rear of the garden, is a low maintenance graveled area, with gated access to further garden space at the rear.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC



## LOW FEES, LOCAL EXPERTISE

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## NOTE

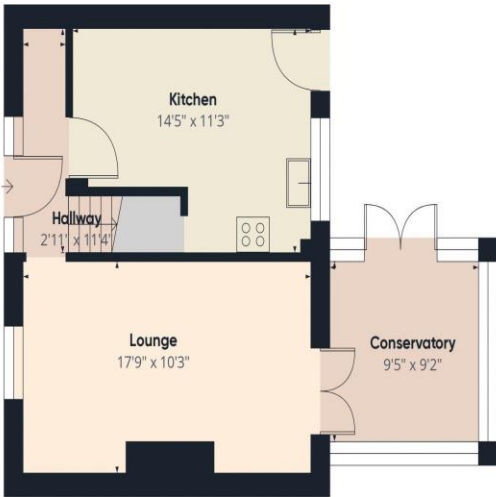
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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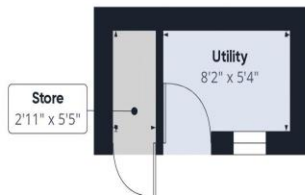


Ground Floor Building 1



Floor 1 Building 1

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



Ground Floor Building 2

(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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