



**Stunning, substantially extended home**

**Open plan kitchen dining and living area**

**Three spacious double bedrooms**

**Large driveway**

**Modern bathroom and convenient downstairs WC**

**Tastefully decorated throughout**

**Stylish, modern kitchen with island**

**Fitted wardrobes to all bedrooms**

**Covered rear patio with garden bar**

**Popular residential area**

This stunning, substantially extended three bedroom family home, benefits from a double height rear extension and a single-storey front extension, The substantial extension creates three generous double bedrooms which all boast fitted wardrobes, and a spacious, light and airy open plan living concept to the ground floor, with stylish, modern kitchen. The property is tastefully decorated and ready to move into. This is the ideal property for first-time buyers, couples and families, or anyone who loves to entertain with a covered patio and bar to the rear garden. The property is located in a popular, residential area of the town of Cleator Moor, which is just a few minutes walk to the town centre and only a short drive to the towns of Whitehaven and Egremont. The accommodation briefly comprises entrance hall, beautifully presented lounge. The lounge is open to the stylish, modern kitchen, with centre island defining the areas, and patio doors leading to the covered patio. To the first floor, there are three generously proportioned, well presented double bedrooms which all benefit from fitted wardrobes and a stylish modern family bathroom. Externally, there is a good size driveway and a pleasant front garden, which wraps around to the side. To the rear of the property, there is a lovely, covered patio area and shed, with open front, which could be used as a bar, making a fantastic entertaining space. Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### Entrance hall

Benefitting from the front extension to the property, this spacious entrance hall is entered through a modern uPVC door, with beautiful, modern décor, complemented by the wood effect flooring. There is a radiator and a uPVC double glazed frosted glass window, with stairs to the first floor and access into the lounge and kitchen.

### Lounge

A beautifully presented, light and spacious lounge, with a stylish log effect gas fire set into the chimney breast, which is tiled, with slate effect tiling and decorative light to the alcoves either side. The tasteful, modern décor is complemented by the wood effect flooring. There is a uPVC double glazed window which overlooks the front of the property with a radiator below. The lounge benefits from the front extension and is open to the kitchen.

### Kitchen area

The stunning, open plan kitchen area is a fantastic entertaining space, and finished to a high standard. With a breakfast bar island separating the areas. To the dining side of the breakfast bar is a range of wall and base units, with spotlights to the kick boards and glass fronted display cabinets. To the other side of the island, is a range of contemporary, modern grey wall and base units, with contrasting white work surfaces, black handles, and mosaic style PVC splashback. There are additional drawers that are set into the island for storage. There is a large, composite sink and draining unit with mixer tap and plumbing for washing machine below. The kitchen features a freestanding, range style cooker, with six ring gas burning hob and four separate oven and grill compartments, ideal for anyone who loves to cook, with integrated extractor hood above. The kitchen has modern, neutral décor, an under stairs storage cupboard, a uPVC double glazed window and a uPVC double glazed door. To the rear of the living/kitchen area, there are patio doors which lead to a covered patio area, making this a fantastic space for entertaining friends and family. With modern LED strip lighting and wood effect flooring.

### Downstairs WC

A convenient downstairs WC with push button flush toilet, wall mounted sink, LED strip lighting, modern décor and wood effect flooring.

### First floor landing

Provides access into three bedrooms and the family bathroom, with loft access to the ceiling, fitted with pulldown ladders. There is a uPVC double glazed window and the landing benefits from modern, neutral décor.



### Master bedroom

Benefiting from the double story extension to the rear of the property, the generously proportioned master bedroom comprises of a dressing area which is open to a bed area. To the dressing area, is a range of stylish, modern fitted wardrobes with sliding mirrored doors. To the bedroom area, there is lot access to the ceiling, a uPVC double glazed window overlooking the rear of the property with a radiator below. The master bedroom is tastefully decorated with modern neutral décor.

### Bedroom two

Located at the front of the property, this light and airy double bedroom benefits from neutral, modern décor and boasts fitted wardrobes with sliding mirrored doors. There is a uPVC double glazed window overlooking the front of the property with a radiator below and wood effect laminate flooring.

### Bedroom three

A third well proportioned and beautifully presented double bedroom, also benefiting from fitted wardrobes with mirrored doors. The bedroom has tasteful modern décor, a uPVC double glazed window overlooking the rear of the property, wood effect laminate flooring and a radiator.

### Bathroom

The stylish family bathroom incorporates a P-shaped shower bath, with matte black, waterfall tap and black mixer shower above featuring both rainfall and handheld jet showerhead attachments. There is also a fixed glass shower screen with black trim. There is a pushbutton flush toilet, and modern vanity unit with drawers, incorporating a hand wash basin with black waterfall mixer tap and a LED lit mirror above. The bathroom features contemporary, white tiling with contrasting grey grout, an anthracite towel heating radiator, extractor fan and a uPVC double glazed window.

### Externally

To the front of the property, is a pleasant garden which is mostly laid to lawn and a driveway, providing off-road parking. There is access to the rear of the property via the side. To the rear of the property, the vendor has created a fantastic entertaining space, with double patio doors leading into the open plan kitchen diner. The covered patio provides the perfect all year-round seating area and the garden benefits from a wooden shed with front opening which can be used as a bar.

### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC



## LOW FEES, LOCAL EXPERTISE

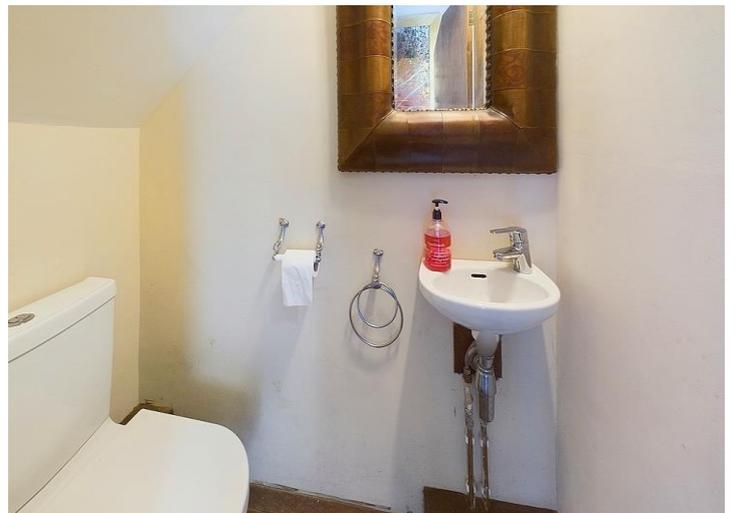
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## NOTE

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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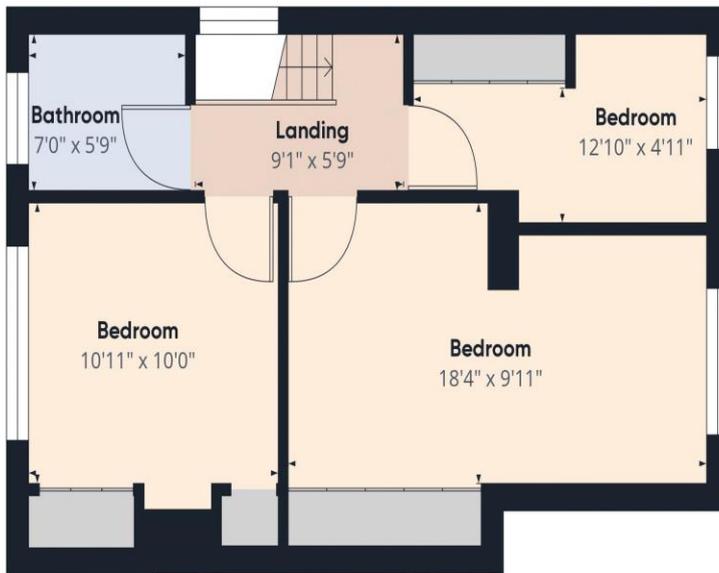
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Ground Floor

Approximate total area<sup>(1)</sup>  
1166.55 ft<sup>2</sup>



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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