



A stunning, substantially extended, family home

Beautiful lounge and spacious dining area

Stunning high end kitchen with separate utility room

Master bedroom with dressing area

Beautiful family bathroom in superb condition

If you're ready for your next move and are looking for something larger and in a fabulous area then we certainly have the right home for you. This substantially extended home is a testament to the current owners as it has clearly been lovingly maintained and cared for. The property is in like new condition with its stunning kitchen and eye-catching Jack & Jill shower room, ensuite shower room and bathroom which are all in keeping with each other. The property is a perfect home for any family looking to live in a sought-after area. Located within the attractive, modern development of Ruskin Close within High Harrington the property really has plenty to offer. High Harrington is located between the towns of Whitehaven and Workington and is perfect for those who travel to either town for work or leisure. Not only that, there are numerous shops just a short drive away from the property and, of course, you can enjoy fabulous walks around the harbour at Harrington where there is also a train station. Those with children are within easy reach of Beckstone Primary School. The property itself has plenty of kerb appeal with its attractive frontage, spacious drive and well maintained lawn garden to the front. Within the property you will find stylish oak veneer doors lead from room to room and the decor is neutral and in fantastic condition. There is a hallway that leads through to a lovely, spacious lounge with a feature arch opening up to a spacious dining area. The dining area features French doors that lead through to a spacious sunroom which can be used all year round and boasts bifolding doors which open into the garden. The kitchen enjoys plenty of style and also convenience with its integrated appliances and boasts a separate utility room. There is also an internal door leading from the kitchen to the garage. The property also benefits from a handy downstairs WC. Heading up to the first floor stylish doors lead to all four bedrooms and the bathroom. The master bedroom is part of the extension and enjoys plenty of space. Part of the bedroom is used as a home office but could be used as a dressing room or seating area, if desired. The master bedroom leads through to the stylish Jack & Jill ensuite which in turn leads through to one of the bedrooms. If four bedrooms are not required accessing this bedroom from the Jack & Jill shower room makes it a perfect dressing room or walk-in wardrobe. There are two bedrooms both of a generous size with one benefiting from a stylish ensuite shower room. The family bathroom fitted in the same stylish design as not only the ensuite but also the Jack & Jill shower room and downstairs WC, showing a continuation of style and design. At the rear of the property there is a lovely garden with plenty of space to sit out and relax or entertain. However, the garden has been designed with ease of maintenance in mind with a spacious patio, well maintained lawn and borders ideal for potted plants. The garden is also secure, ideal for those with children. To fully appreciate the space and also the sheer quality of this home we highly recommend you arrange a viewing.

Highly desirable and attractive area of High Harrington

Fabulous sunroom boasting bi-folding doors

Benefits from four spacious bedrooms

Stylish Jack & Jill shower room and ensuite

Spacious driveway, garage and pleasant garden

ACCOMMODATION

Hallway

This well presented hallway is accessed by a stylish door with frosted glass panels. The hallway benefits from a radiator, double socket and a half glazed oak veneer door leads through to the lounge, same stylish oak door leads to the WC and there are stairs to the first floor landing.

Lounge

A beautifully presented, light and airy room which feels incredibly homely while offering plenty of space. There is a coal effect gas fire set on a marble hearth with matching marble inset and attractive wood surround. Radiator provides plenty of warmth and the large uPVC double glazed window allows plenty of natural light. An archway leads through to the dining area.



Dining Area

Benefiting from the same tasteful decor as the lounge the dining area has plenty of space for a family sized dining room table and chair set. The room has a radiator, door to the kitchen and uPVC French doors lead through to the sun room.

Sun Room

A fabulous addition to the property is this lovely, all year round room. The room benefits from a radiator, power points and boasts bifold doors that open out to the patio area allowing you to bring the outside in. Whether you want this as a reception room, snug or games room, the choice really is yours.



Kitchen

The kitchen looks like new as it is in truly immaculate condition. The range of stylish wall and base units are complemented by the contrasting worktop with its matching splash backs. There is a built-in electric oven, combination microwave and a separate induction hob with black splashback and extractor canopy in place above. For convenience the kitchen benefits from an integrated dishwasher and also fridge freezer. A composite sink 1.5 with a drainer board and mixer tap is set below a uPVC double glazed window that has a pleasant outlook onto the rear garden. There is a useful under stairs storage cupboard, radiator, and doors lead to the utility and also the garage.

Utility Room

The utility room has the same stylish units, worktop and splash backs as found in the kitchen. There is also a stainless steel sink with drainer board and mixer tap. The utility benefits from integrated washing machine and there is a radiator and uPVC double glazed window. A half-glazed uPVC door leads out to the exterior.



WC

WC and wash basin with mixer tap over a vanity unit. There is modern flooring, stylish tiled walls, radiator and a uPVC double glazed frosted window.

Garage

The garage boasts an electronic up and over door and also discreetly houses the boiler. The garage has handy power point and there is lighting.

First Floor Landing

This attractive landing has the same stylish opening doors as found on the ground floor. Provides access to four bedrooms and the family bathroom. The landing has a useful cupboard and also leads to the loft.

Master Bedroom

This spacious double bedroom is part of the extension and creates not only a lovely sleeping area but also an area which makes an ideal home office or dressing area. The room has lots of natural light via two uPVC double glazed windows that look out to the front. There is also plenty of warmth provided by a large radiator. This tastefully decorated room leads through to the Jack & Jill shower room.

Jack & Jill Shower Room

This beautiful shower room, just like the rest of the property, is in truly superb condition. There is a shower cubicle with both rainfall and handheld showerheads set on the eye-catching tile surround. There is a WC and wash basin with mixer tap over a stylish vanity unit which provides storage. Shower room has a mirror with integrated lighting and there is a chrome heated towel rail and stylish flooring. Ceiling spotlights provide plenty of light and there is also an extractor and uPVC double glazed frosted window.

Bedroom Two

A well presented bedroom which could be used as a dressing room and walk-in wardrobe for the master bedroom, as it can be accessed from the Jack & Jill shower room. The room benefits from a radiator and uPVC double glazed window to the rear.

Bedroom Three

A lovely double bedroom, light and airy with a radiator and uPVC double glazed window that has a lovely outlook to the front. This double bedroom also boasts an ensuite shower room.

Ensuite Shower Room

This modern ensuite is in fabulous condition and comprises of a shower and WC with wash basin and mixer tap set within a vanity unit providing useful storage. There is the same stylish tiling as found in the Jack and Jill shower room and also the family bathroom. There is modern flooring, chrome heated towel rail, extractor, shaver point and a uPVC double glazed frosted window.



Bedroom Four

This well presented fourth bedroom is another double and benefits from a radiator below a uPVC double glazed window looking out onto the rear.

Bathroom

Looking like new is the stylish bathroom where you'll find a bath with mixer tap. There is a WC and wash basin over two door vanity unit. The same style is found in the ensuite and Jack & Jill shower room. The room has modern flooring, eye-catching partially tiled walls, shaver point, chrome heated towel rail and extractor. A uPVC double glazed frosted window allows in plenty of natural light.

Exterior

To the front of the property there is a large, well maintained tarmac driveway which leads up to the garage and provides plenty of off-street parking. The lawn to the front of the property is in excellent condition with a mature shrub located in the centre. There is access round either side of the property to the rear garden which enjoys plenty of space and with the bifold doors of the sunroom is perfect for entertaining friends and family. There is a spacious patio, perfect for garden furniture, and a large well maintained lawn. The garden has easy maintenance gravel beds which is perfect for potted plants. Securely fenced around it is also ideal for those with young children or pets.

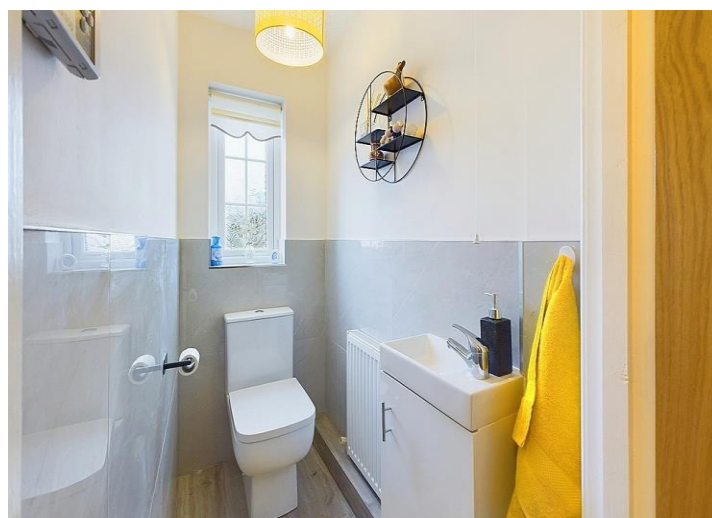
TENURE

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

COUNCIL TAX BAND D

NOTE

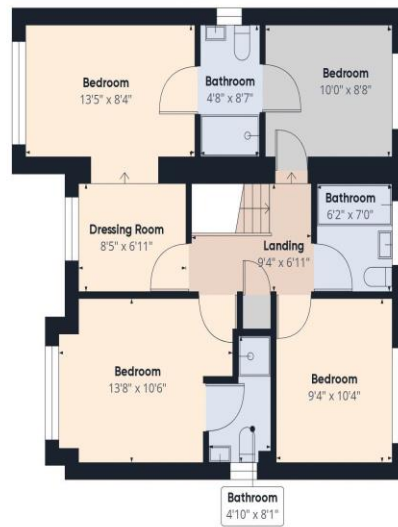
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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







Ground Floor



Floor 1

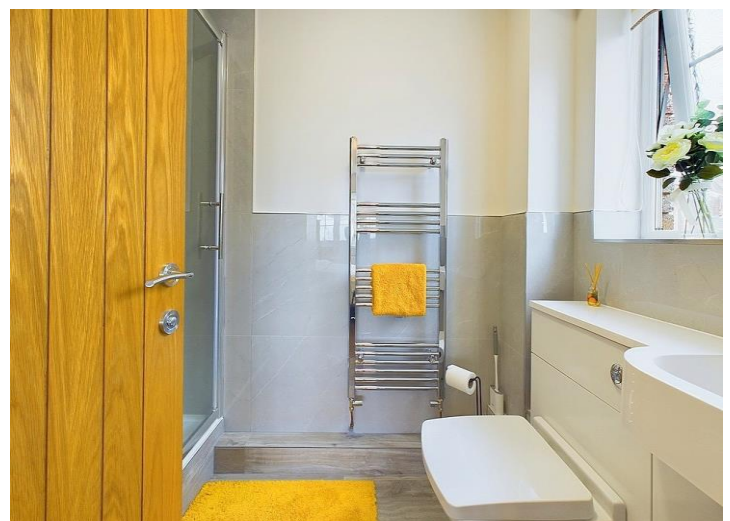
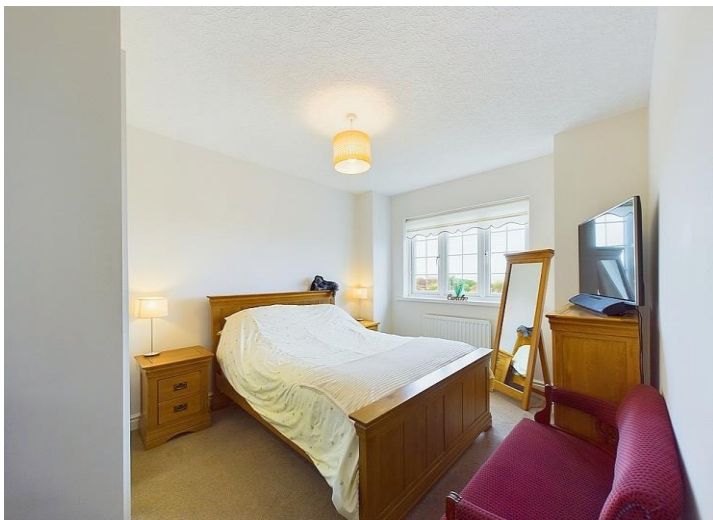


Approximate total area[®]
1526.38 ft²

(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.

GIRAFFE 360





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