



Stunning kitchen with integrated appliances

Boasts a spacious, versatile conservatory

Boasts a substantial driveway and garage

Set within a popular, quiet village

An ideal home for any family

Spacious lounge accessed via double doors

Features three well presented bedrooms

Low maintenance garden to the rear

Located in a quiet cul-de-sac

New roof and windows in the last 10 years

If you're ready to move to a bigger home or perhaps are looking for somewhere quiet in a village location then look no further. This detached property has plenty to offer and has been well-maintained by the current owner. In the last 10 years the owner has installed a new roof and windows and made many further improvements. A fantastic feature is the stunning kitchen, with its breakfast bar and numerous integrated appliances, and patio doors that lead out to the conservatory. The property is located in the quiet village of Arlecdon, which is set on the border of the Lake District National Park and is an excellent base from which to explore the quieter lakes and surrounding fells. The nearby towns of Cleator Moor and Whitehaven are just a 10 minute drive away. Within the property, there is a hallway boasting double doors, that open up to the well presented lounge. Beyond the lounge is the kitchen, which leads through to a spacious conservatory. The conservatory has a radiator and allows versatile accommodation and all year round use. Heading up to the first floor, there are three well appointed bedrooms and the family bathroom. At the front of the property, there is a substantial, extended, block paved driveway which continues down the right-hand side of the property and provides off-street parking for numerous vehicles. It would be ideal for anybody with a caravan or motorhome. At the rear of the property, you will find the garage and a low maintenance garden which feels private and is perfect for a summer barbecue. To appreciate all this property has to offer please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed by a uPVC door with an oval frosted glass panel. There is decorative coving, modern flooring, a radiator, and a uPVC double glazed window allowing in natural light. A lovely feature is the double doors that open up to the lounge. There are also the stairs to the first floor landing.

Lounge

This beautifully presented room features a modern wall mounted electric fire. The room has decorative coving and connections for a wall mounted flatscreen TV. There is a continuation of the stylish flooring found in the hallway. A large radiator is centrally placed below the uPVC double glazed window that looks out to the front. Provides access to the kitchen



Kitchen

This stunning kitchen is incredibly stylish, with its range of high gloss wall and base units, contrasting worktop and eye-catching tile splash backs. There is a built-in Bosch electric oven and grill, with a separate induction hob and extractor in place above. There are plenty of integrated appliances with a fridge freezer, dishwasher, and a washer dryer. A sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen boasts a four person breakfast bar, two rows of ceiling spotlights, under cupboard lighting and there is a designer radiator. The kitchen has patio doors which lead through to the conservatory.



Conservatory

A superb addition to the property is this spacious conservatory, which has a designer radiator allowing all year-round use. Tastefully decorated, the windows and doors have fitted blinds. There are connections for a flat screen wall mounted TV and French doors that lead out to the garden.

First floor landing

The landing benefits from an airing cupboard, decorative coving, and a uPVC double glazed window. Provides access to all three bedrooms, the bathroom, and the loft.

Bedroom one

A light and airy double bedroom boasting a mirrored, three door fitted wardrobe which provides fantastic storage. There is decorative coving, a radiator, and a uPVC double glazed window to the front.

Bedroom two

The second double bedroom has decorative coving, a radiator and a uPVC double glazed window that looks out to the rear.



Bedroom three

Currently used as a home office, this room has wall storage, a radiator and uPVC double glazed window.

Bathroom

This modern bathroom comprises of a bath with mixer tap and shower attachment, with glass screen and shower above. The bathroom has a toilet and pedestal hand wash basin with mixer tap. There is a chrome heated towel rail, fully tiled walls, and a uPVC double glazed frosted window.

Exterior

At the front of the property, you will notice the substantial, block paved driveway which provides off-street parking for multiple vehicles and extends along the right-hand side of the property, leading up to the garage. There is a garden to the front, which is currently laid to lawn. At the rear of the property, there is a spacious patio area perfect for parties or relaxing, but without the hassle of having to maintain a garden. Perfect for those leading busy lives.

TENURE

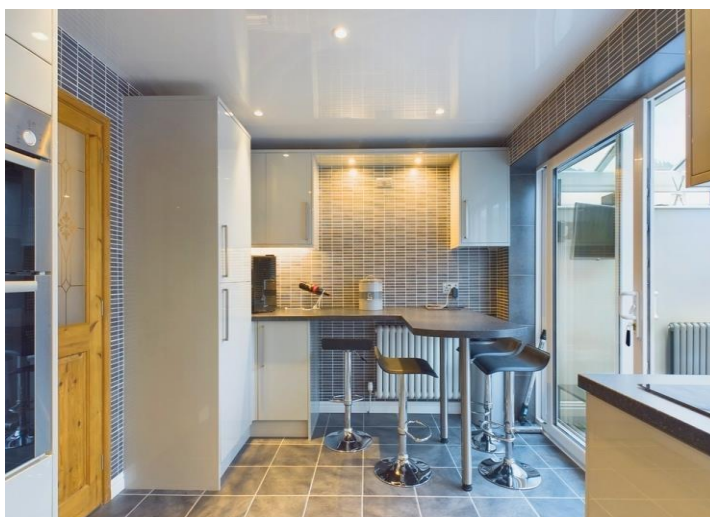
We have been informed by the vendor that the property is freehold.

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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.



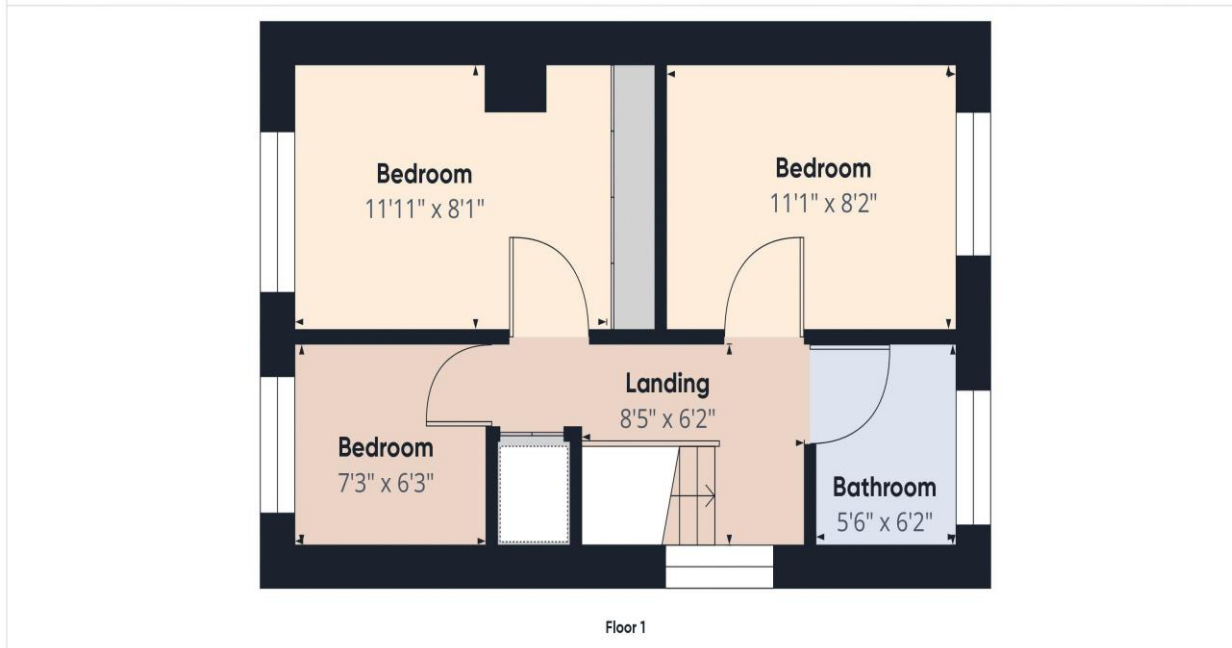


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Approximate total area⁽¹⁾
793.18 ft²



(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.

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