



Master bedroom boasts walk-in wardrobe and wet room

Walking distance to the beach

In fantastic decorative order

Second bedroom features fitted wardrobes

New carpets and bathroom in 2023

Within easy reach of the western lakes and fells

Quiet, picturesque area

Features a low maintenance garden

Lovely open plan lounge and diner

The stylish kitchen is in superb condition

This fabulous park home is nestled in this popular and quiet residential development, set on the edge of the Cumbrian coastline. The beach is within walking distance and the less commercialised western Lakes and surrounding fells are just a short car journey away. The nearby town of Egremont can be reached in just five minutes, where you will find doctors, post office, café's and numerous shops. There is also an historic castle where you can enjoy a walk around the grounds. The property is in superb condition and has been meticulously maintained by the current owners who replaced the carpets in 2023. The décor is neutral and the whole property feels light and airy. You'll find plenty of storage in the property and there is additional storage outside. Step inside you'll find yourself in the L-shaped hallway, which leads through to the lovely, open plan lounge and diner, which has lots of natural light via its three windows. The kitchen is in excellent condition and boasts integrated appliances. There are two double bedrooms, with the master bedroom boasting a walk in wardrobe and a stylish wet room. The second bedroom benefits from fitted wardrobes, which provide plenty of storage. The bathroom, which has plenty of style was installed in 2023 and still looks like new. Externally the property has a driveway which provides off-street parking and there is a brick built shed which provides useful storage for items such as bikes or garden furniture. Viewing is highly recommended to fully appreciate this lovely home and its quiet, picturesque setting.

ACCOMMODATION

Hallway

The spacious, L-shaped hallway is entered via a uPVC door with frosted glass panels. The hallway benefits from a cloak cupboard, radiator and decorative coving. Provides access to the lounge, kitchen, both bedrooms and the bathroom.

Lounge/diner

This lovely room offers plenty of space and is certainly light and airy, with three large uPVC double glazed windows. The lounge area features a modern coal effect electric fire, which is set on an attractive white surround, installed 2024. There is plenty of space for living room furniture and a dining room table and chair set. From the dining area of the room there is a door through to the kitchen.

Kitchen

The modern kitchen, like the rest of the property, is in fabulous condition and comprises of cottage style wall and base units, with a complementary worktop and tiled splash backs. There is a built-in electric oven with a separate induction hob, installed 2024 and there is an extractor in place above. The kitchen also features an integrated fridge freezer and there is plumbing for a washing machine. A stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window, that looks out onto the front of the property. The Worcester boiler is discreetly placed within one of the units. The kitchen also benefits from a wine rack and new flooring was added in 2024.

Master bedroom

A light and airy double bedroom, which boasts a walk-in wardrobe and ensuite wet room. The bedroom has decorative coving, and a radiator is neatly placed below a uPVC double glazed window that looks out to the front. The walk-in wardrobe has clothes rails, shelving, lighting and a radiator.

Master ensuite

The stylish ensuite has been designed as a wet room and is in 'like new' condition. The shower has both rainfall and handheld showerheads, with the chrome controls set on the easy clean PVC panelling. There is a stylish, chrome heated towel rail, a useful alcove, ceiling spotlights, an extractor and a uPVC double glazed frosted window.



Bedroom two

A second double bedroom, which boasts a three door fitted wardrobe with matching dressing table and drawers. There is a radiator and a uPVC double glazed window to the rear.

Bathroom

This beautiful bathroom suite, installed in 2023 has plenty of style and looks like it's never been used as the condition is superb. There is a bath with mixer tap a toilet and wash basin with mixer tap over a two drawer vanity unit. The bathroom boasts a linen cupboard with a radiator which provides fantastic storage. There is decorative coving, a radiator, an extractor and a uPVC double glazed frosted window which provides plenty of natural light.

Exterior

At the front of the property, there is a well maintained block paved driveway, which provides off-street parking. There is also an attractive garden, laid to lawn with a variety of plants and shrubs, which provide a splash of colour. The property benefits from a brick built outbuilding, which is ideal for storing items such as bikes or garden furniture.

TENURE

We have been informed by the vendor that the property is leasehold with a pitch fee of £161.80 per calendar month.

COUNCIL TAX BAND A

EPC N/A

LOW FEES, LOCAL EXPERTISE

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NOTE

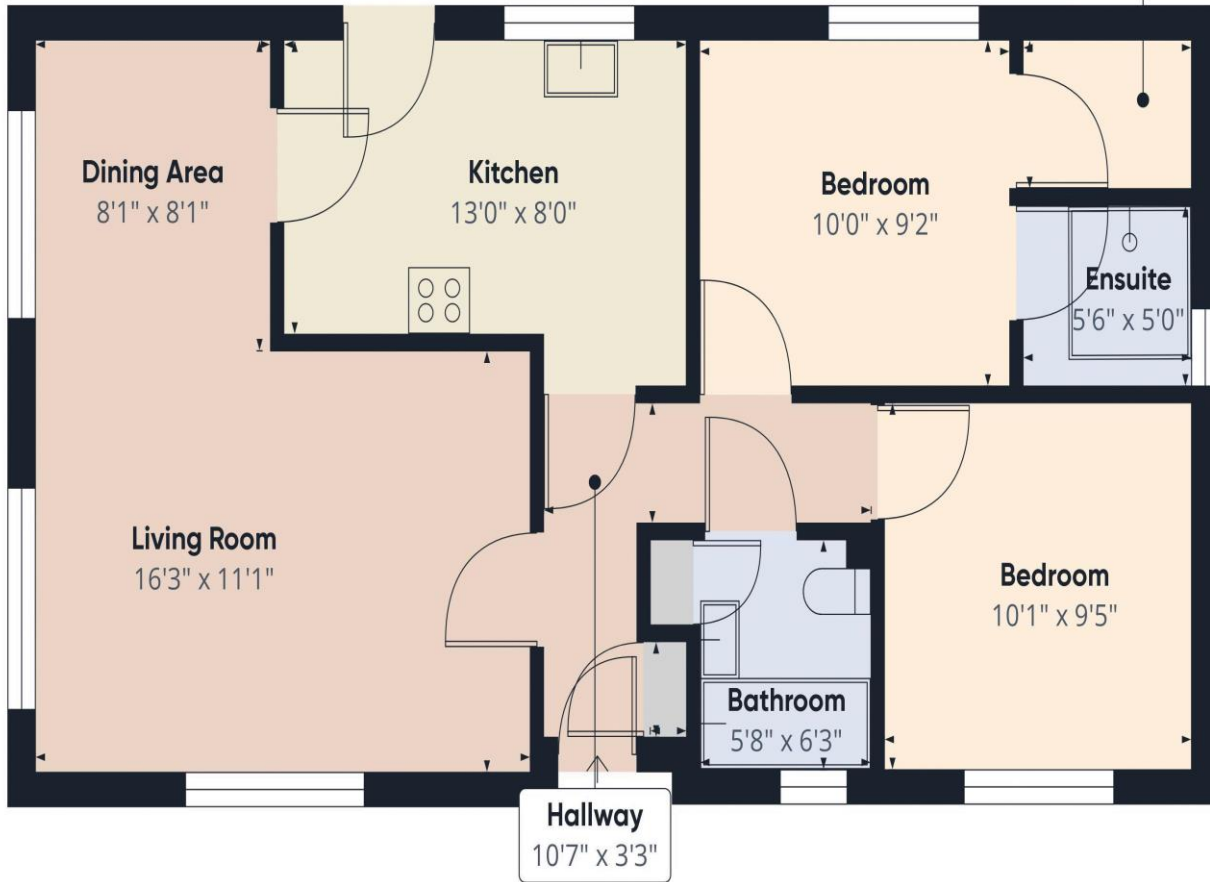
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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







Wardrobe
5'8" x 4'1"



Approximate total area⁽¹⁾
699.92 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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