



**Stunning self-built detached Dorma bungalow**

**Beautiful sunroom with bi-fold doors**

**Substantial double garage with electric door**

**Dressing area and ensuite shower room**

**Popular village location**

**Spacious open plan living and kitchen area**

**Large low maintenance gardens**

**Beautiful master suite with walk in wardrobe**

**Finished to a high standard**

**Quiet cul-de-sac location**

Offered for sale with no forward chain, this immaculate, modern self-build property is beautifully presented, with stylish, modern fixtures and fittings, fully integrated kitchen appliances and a stunning sunroom to the rear, with bi-fold doors onto the garden. The open plan concept to the living, dining and kitchen space, is perfect for not only family life, but ideal as an entertaining space. Located in the ever-popular area of Moresby Parks, on the outskirts of Whitehaven, this would make an excellent choice of home for families. The Dorma houses a fantastic master suite which incorporates a dressing area, walk-in wardrobe and stylish ensuite. The popular village offers easy access to the towns of both Whitehaven and Workington, with the A595 just a short drive away. The Lake District towns of Cockermouth and Keswick are also easily accessed. The accommodation incorporates a large entrance hall, which provides access to the stunning, open plan lounge and kitchen, which are separated by a breakfast bar. There are uPVC double glazed patio doors which lead out onto the bright and spacious sunroom with bifold doors into the garden. There are two beautifully presented bedrooms to the ground floor, one boasting fitted wardrobes and the contemporary modern family bathroom is located next to the bedrooms. The first floor houses the master suite, which incorporates a dressing room, walk-in wardrobe and ensuite shower room. The property enjoys a deceptively large plot, with the spacious block paved driveway providing ample off-road parking and leading to the detached double garage. The block paved patio area is walled around to the front of the property. The large rear garden offers the ultimate in low maintenance, with a large artificial lawn, which is fenced around and leads to a lovely patio area, continuing around to the rear of the sunroom. There is a gravelled area with raised borders and planters which leads to a large, raised deck at the rear of the property. The garden catches the sun throughout most of the day and there is gated access to that side of the property leading to the front. Viewing is essential to appreciate the space and finish of this beautiful home.

## ACCOMMODATION

### Entrance hall

Step into the beautifully presented entrance hall and you get your first glimpse of the high-end finish in this beautiful, modern home. Entered through a composite door, with frosted glass panels and matching uPVC side panel providing plenty of natural light. The neutral, modern décor is complemented by the beautiful wood flooring and contrasting oak doors and staircase. There are ceiling spotlights, and a useful under stairs storage cupboard. The hall provides access into two of the bedrooms, the family bathroom and the open plan living kitchen and family room.

### Lounge area

The stunning, open plan lounge and kitchen area is immaculately presented. To the lounge area the slate stone feature wall, with built-in spotlights and alcoves, gives a lovely focal point, with central TV connections for a wall mounted flat screen TV. The large uPVC double glazed doors with side windows leads into the sunroom and allows plenty of natural light to flood the space. There is wood flooring which runs through from the lounge to the kitchen creating a lovely, uniformed look. The entire space benefits from underfloor heating and there is a breakfast bar which separates the kitchen from the lounge.

### Kitchen

The contemporary modern kitchen boasts a range of integrated appliances which include, a dishwasher, a washing machine, stainless steel electric oven, microwave and a fridge freezer. The black glass induction hob sits below a stylish angled glass and stainless steel extractor hood, with built-in lights with a glass splashback. There is a large, stainless steel sink unit with draining area and black mixer tap, set below the uPVC double glazed window. The kitchen features ceiling spotlights and under cabinet lighting.

### Sunroom

A fabulous addition to the property the lantern roof sunroom boasts bi-folding doors, which open the entire space out onto the garden, perfect for entertaining friends or family and bringing the garden into the home. The lantern glass ceiling creates a beautiful focal point, with five additional uPVC wraparound windows. This lovely space can be used all year round as a sitting room, dining room or perhaps a playroom. With tasteful, modern, décor, an anthracite, column style radiator, ceiling spotlights and connections to house a wall mounted, flat wall TV. There is a continuation of the wood flooring, and a composite decked step beyond the bi-fold doors.



### Bedroom two

Accessed from the hallway, an oak door leads to the second, beautifully presented double bedroom. There is tasteful, decor, underfloor heating and a uPVC double glazed window which overlooks the front of the property.

### Bedroom three

Situated at the front of the property, the third bedroom boasts double oak doors, providing fantastic wardrobe space, the bedroom features neutral, décor complemented by the wooden floor. The uPVC double glazed window overlooks the front of the property, and the room also benefits from underfloor heating.

### Family bathroom

The stylish, family bathroom boasts a modern, rolltop bath, with chrome feet, central mixer tap, and wall mounted shower attachment, set below a lovely, tiled feature wall with black slate effect tiling. There is a wall mounted, floating vanity unit, incorporating a rectangular hand wash basin with waterfall tap and a push button flush toilet. The bathroom features contemporary part tiled walls, tiled flooring, ceiling spotlights and an extractor fan. The uPVC double glazed frosted glass window is set within the feature wall and there is underfloor heating.

### First floor landing

The landing space is framed by the oak balustrades and features a modern, chandelier style light. There is a uPVC double glazed window, and a radiator. An oak door leads into a large storage cupboard, and an additional oak door leads into the master suite.

### Master Suite

Encompassing the entire first floor, the master suite incorporates a dressing area, with built-in rails, a walk-in wardrobe and an ensuite shower room. The light and spacious a bedroom space has two Velux skylight windows, providing plenty of natural light, with a radiator below. There are connections to house a large, wall mounted flatscreen TV. Like the rest of the property, the bedroom boasts neutral, modern decor with a tasteful feature wall and ceiling spotlights. Oak doors lead into the walk-in wardrobe and ensuite and there is an open dressing area.



### **Dressing area**

Here you will find a uPVC double glazed window, built-in railings and wood effect flooring.

### **Walk-in wardrobe**

This large wardrobe space has an internal radiator and fitted railings.

### **Master ensuite**

The stylish modern ensuite shower room incorporates a concealed cistern toilet, with wall mounted flush, a high gloss, floating vanity unit, with rectangular hand wash basin and waterfall tap. There is a walk in at shower cubicle, with fixed glass door and mixer shower featuring wall mounted rainfall showerhead, and wall mounted chrome controls built into the tiled surround, and recess shelving. The bathroom features electric, underfloor heating, a towel heating radiator, fully tiled walls and flooring, ceiling spotlights, extractor fan and a uPVC double glazed window with frosted glass.

### **Double garage**

The large double garage offers excellent storage and off-road parking with lighting, electric points, a sink area with hot and cold water, a uPVC double glazed frosted glass window and electric garage door.

### **Externally**

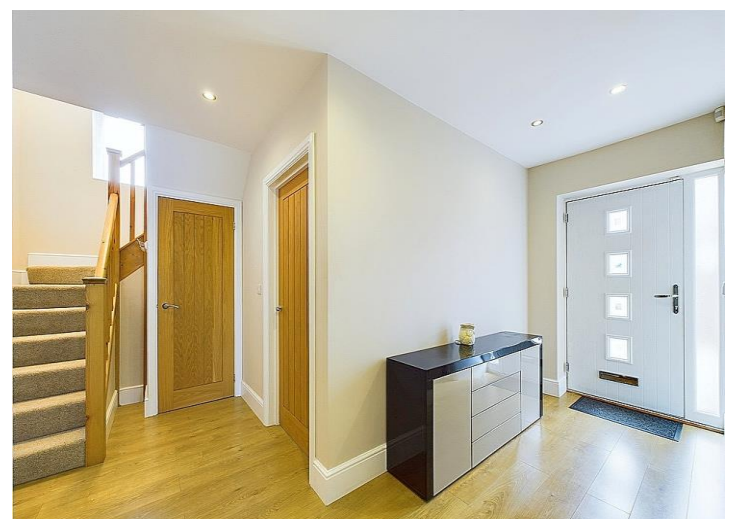
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### **TENURE**

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

### **COUNCIL TAX BAND D**

### **EPC TBC**



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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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 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	 <p><b>Approximate total area<sup>m</sup></b> 1553.43 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 63.28 ft<sup>2</sup></p>
 <p><b>Ground Floor</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>