



**Attractive and sought-after area to live**

**Open plan lounge/diner**

**Driveway and garage**

**Set on a spacious plot**

**Kitchen and versatile sunroom/utility**

**Boasts a spacious garden**



Located in a popular and attractive area is this three bedroom family home. The property is set on a spacious plot in area known as Common Side. There is easy access to the nearby towns of Whitehaven and Workington, which are just a few minutes drive away. The property has plenty to offer with its driveway, garage and low maintenance garden to the front. At the rear there is a very spacious garden which feels very private and is a fabulous place to sit and relax or grow your own vegetables in the vegetable patch at the top of the garden. Within the property there is a hallway and spacious open plan lounge/diner. There is a fitted kitchen which leads through to a versatile sunroom/utility. To the first floor there are three bedrooms and the bathroom. The property enjoys a pleasant outlook across Cumbria, especially enjoyed from the elevated position on the first floor. Viewing is highly recommended to fully appreciate all this property has to offer both inside and out.

## ACCOMMODATION

### Hallway 13' 4" x 7' 6" (4.06m x 2.28m)

The spacious hallway is entered via a uPVC door with frosted glass panel and frosted side panel. The hallway benefits from an under stairs storage cupboard, decorative coving, laminate flooring, power point and a single panel radiator. Provides access to the open plan lounge/diner, kitchen and also the stairs to the first floor landing.

### Lounge 12' 9" x 12' 4" (3.88m x 3.76m)

This light and airy room has a large uPVC double glazed window but has a pleasant outlook over the front of the property and beyond. There is a coal effect gas fire above a tiled hearth. The room has wall-mounted lighting either side of the chimney breast. There is decorative coving, double panel radiator and a feature arch opens up to the dining area.



### Dining area 10' 4" x 10' 3" (3.15m x 3.12m)

Spacious dining area with decorative coving, double panel radiator and uPVC French doors that lead out to the rear garden. There is also a door that leads through to the kitchen.



### Kitchen 10' 3" x 9' 4" (3.12m x 2.84m)

A fitted kitchen which incorporates a range of wall and base units with a complementary worktop and tiled splash backs. There is a two door range cooker with a five ring gas hob and stainless steel extractor hood above. A stainless steel sink 1.5 with drainer board and mixer top is set below uPVC double glazed window enjoying an attractive outlook onto the rear garden. The kitchen has a double panel radiator and leads through to the sunroom.

### Sunroom/utility 10' 6" x 9' 2" (3.20m x 2.79m)

A fantastic addition to the property the room has a pitched ceiling with exposed beams. There is a double panel radiator, sink and plumbing for a washing machine. There are a total of three uPVC double glazed windows and a half glazed uPVC door provides additional light and leads out to a decked area of the rear garden. There is also a door that leads through to the garage.

### First floor landing

The landing has a uPVC double glazed window, decorative coving and an airing cupboard. The landing leads to all three bedrooms, bathroom on the loft.

### Bedroom one 13' 0" x 12' 5" (3.96m x 3.78m)

This large double bedroom has a six door built-in wardrobe providing excellent storage. There is decorative coving, single panel radiator and a uPVC double glazed window that enjoys elevated views across the Cumbrian countryside.



### **Bedroom two** 10' 3" x 10' 4" (3.12m x 3.15m)

A second double bedroom which has decorative coving, single panel radiator and uPVC double glazed window that looks down onto the rear garden.

### **Bedroom three** 7' 6" x 6' 8" (2.28m x 2.03m)

The third bedroom has a single panel radiator and a uPVC double glazed window which enjoys a similar, scenic view across the countryside as the master bedroom.

### **Bathroom** 9' 6" x 5' 9" (2.89m x 1.75m)

The bathroom comprises of a bath with mixer tap and shower attached. WC and washbasin is set over a cupboard providing storage that are build-in shelves. There is a single panel radiator, spotlights and a uPVC double glazed frosted window.

### **Garage** 17' 5" x 8' 6" (5.30m x 2.59m)

The garage has an up & over door and pitched roof providing storage. There are base units, wall units, power points, lighting and a uPVC double glazed frosted window.

### **Exterior**

At the front of the property there is a driveway providing offstreet parking and the driveway also leads to the garage. There is a well maintained front garden with a lawned area, mature shrubs and the front garden is partially fenced, partially walled and partially hedged around. What makes this property stand out from many similar three bedroom properties is the size of the rear garden. The garden is a substantial size with a large lawn area and useful garden shed. Halfway down the garden there is a spacious patio area with a summer house, a delightful place to sit enjoy the sunshine while spending time with friends or family. Towards the rear of the garden, behind the shed there is an additional area which is currently used as a vegetable plot. The garden has a wide variety of different plants and trees and not only gets the sun but also attracts a variety of bird life.

### **TENURE**

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

### **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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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