



**Boasts a substantial and rather fabulous sunroom**

**Lounge with French doors to the sunroom**

**Modern kitchen benefiting from integrated appliances**

**Master bedroom with ensuite shower room**

**Features three well presented bedrooms**

**Stylish and immaculate bathroom suite**

**Huge loft with potential for further development**

**Driveway and spacious garage for parking**

**Pleasant, low maintenance garden to the rear**

**Quiet and attractive residential area**

This lovely bungalow is certainly not your average three bed bungalow that you tend to find here on the Beeches. The property boasts a huge sunroom to the rear, which is certainly the heart of this lovely home. The property would be perfect for those looking to avoid stairs on their next purchase, but still wanting space and modern living. The Beeches is a quiet and rather attractive development within Maryport. Just a few minutes' drive, and you will find yourself in the town centre, with its wide range of shops and amenities. The beautiful harbour and shoreline are also within easy reach, where you can enjoy a pleasant stroll, coffee with friends and views toward Scotland.

The property has been well cared for by the current owner and is ready to move in. On arriving you will notice the well-maintained tarmac driveway, which leads to the garage. Step inside, there is a spacious, L-shaped hallway which has lots of storage. The lounge is spacious and has French doors leading to the sunroom. The kitchen has been lovingly maintained and has not only plenty of space but also a range of integrated appliances. From the kitchen there is also an internal door to the garage, saving having to go outside on those rainy days. The sunroom is beautifully done and has plenty of space to be used for a variety of purposes. It is currently used as both a sitting room and a dining room, but the choice of how to use the space is really yours. The property has three bedrooms, all are well presented and the master bedroom boasts a lovely bay window and an ensuite shower room. The main family bathroom, located off the hallway is in excellent condition and has plenty of style.

The loft is very spacious and has been used as a home office and has power points, a radiator and skylight. At the rear of the property, there is a pleasant, well-maintained garden which feels relatively private and enjoys the sun throughout the day. The garden can be accessed from the French doors of the sunroom bringing the outside in. To fully appreciate this lovely bungalow, its quiet location and all the space it has to offer please get in touch and we will arrange a viewing.

## ACCOMMODATION

### Hallway

This spacious L-shaped hallway is accessed through a composite door with glass panels and frosted side panels, which provide privacy but allow in plenty of light. The hallway boasts a large, two-door storage cupboard which has shelving and a radiator in place. There is also an additional coat cupboard with clothes rail. The hallway benefits from power points, decorative coving, a radiator and laminate flooring. Provides access to the lounge, kitchen, all three bedrooms, the bathroom and the loft. The loft is accessed by a pulldown folding ladder.

### Lounge

The spacious lounge features a coal effect gas fire, which is set on an attractive hearth, with matching insert and decorative surround. The room has wall mounted lighting, two radiators and uPVC French doors with side windows that open up to the sunroom.

### Kitchen

The kitchen incorporates a range of oak wall and base units, with a complementary worktop and tiled splash backs. There is a built-in gas oven and grill, with a separate, five ring gas hob and a stainless steel extractor canopy in place above. A stainless steel sink with drainer board and mixer tap, is set below a uPVC double glazed window, that looks into the sunroom and to the garden beyond. For convenience, the kitchen features an integrated slimline dishwasher and an integrated fridge. There is an additional uPVC double glazed window allowing natural light and the room also benefits from a radiator. From the kitchen, you can access the sunroom, but there is also internal access to the garage.

### Sunroom

This most fabulous of rooms is most certainly the heart of the home. Whether it is simply space you desire, or perhaps you love to entertain, this room is ideal. You will notice the attractive ceiling, with exposed beams and there is also solid wood to the floor. The room benefits from wall mounted lights, a large, double panel radiator and there are numerous sockets around the room. There is an exposed brick wall, there are connections to house a flatscreen TV. The room has a tremendous amount of natural light with numerous windows and two large skylights. There are uPVC French doors that open out to the rear garden.



### **Master bedroom**

The spacious double bedroom has a uPVC double glazed bay window, which looks out of the front and has a radiator neatly placed below. There is a TV point, and the room benefits from an ensuite shower room.

### **Master ensuite**

The well-maintained ensuite comprises of a shower cubicle, with the control set on the tile surround. There is a toilet and pedestal hand wash basin with mixer tap. The shower room has part-tiled walls, an extractor, a radiator and a uPVC double glazed frosted window.

### **Bedroom two**

A second well presented double bedroom with a radiator and a uPVC double glazed window that looks out onto the garden at the front of the property.

### **Bedroom three**

Currently used as a home office, the bedroom features a radiator and a uPVC double glazed window.

### **Bathroom**

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

### **Loft room**

The loft room is accessed by a pulldown folding ladder and offers an easily accessible storage area. You could also use it as a home office if desired. The loft room benefits from radiators, numerous power points and skylights.

### **Garage**

The garage benefits from an up and over door. There is plumbing for a washing machine and space for a tumble dryer. You will also find power points, lighting, and a loft space. Within the garage you will find the Worcester combi boiler. At the rear of the garage there is a half glazed uPVC door which provides access to the garden.



## Exterior

At the front of the property, there is a spacious tarmac driveway, in excellent condition and providing plenty of off-street parking. There is a lawned garden to the front, with a mature tree and some plants. The larger garden is located to the rear of the property and features a spacious, well maintained lawn and a patio area which gets the sun throughout much of the day. The garden feels relatively private and is a quiet, peaceful place in which to spend time. You will also find a variety of flowers and plants located around the edge of the garden.

## TENURE

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

## COUNCIL TAX BAND C

## 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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Approximate total area<sup>(1)</sup>  
1328.37 ft<sup>2</sup>

(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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