



**Stunning, fully refurbished dormer bungalow**

**Beautifully landscaped gardens**

**Open plan lounge diner with double sided log burner**

**Four double bedrooms**

**Utility and integral garage**

**Immaculate throughout with fabulous fell views**

**Summerhouse, gazebo and home bar**

**Extended porch with newly fitted doors**

**Large driveway with ample parking**

**Boasts a bathroom and a shower room**

Offered for sale with no onward chain is this stunning Dormer bungalow, the property has undergone a complete transformation, immaculate throughout and finished to an extremely high standard. The property is situated in a quiet cul-de-sac, within easy reach of the beautiful lakes and mountains of Wastwater and Ennerdale and close to the Lake District National Park. The Cumbrian coastline is also just a short drive away, where stunning views and picturesque walks are to be enjoyed. Set in the attractive village of Beckermet, whilst enjoying a semi-rural feel, the nearby A595 provides excellent transport links to nearby towns. The accommodation briefly comprises, entrance porch, with stylish, brand new, double doors which leads to a beautifully presented, light and spacious dining space.

The dining room is open to the lounge, but divided by a double-sided log burner, the lounge also boasts stunning fell views. The contemporary modern kitchen leads to a useful utility room, which has integral access to the garage. To the other side of the lounge, there are two generously proportioned double bedrooms and a stylish, modern family bathroom, to the first floor, the large landing with skylight window leads to a beautiful master bedroom, with built in wardrobes, and a fourth, large double bedroom with built in shelving and desk. There is also a stylish shower room to this floor. The vendor has informed us that all furniture can be left at the property subject to negotiation. Externally, the property continues to delight, with beautifully landscaped gardens. The current vendor has created a fantastic entertaining space which incorporates a wooden gazebo, with tiled roof and Velux windows, offering shelter, whilst enjoying the outside space.

There is also a separate home bar and a summerhouse, with a lovely, sandstone patio and a range of mature plants and shrubs to the borders adding a splash of colour. The path leads around to the rear garden, where there is a beautifully maintained lawn and sandstone steps, with a lovely range of shrubs and plants to the borders, creating a beautiful place to entertain or just sit and relax, to the front there is ample off-road parking which leads to the side for additional parking. To view this stunning home and all

## ACCOMMODATION

### Entrance porch

The porch is fitted with brand new double doors, the entrance porch gives a glimpse into the high finish of this beautifully refurbished property, with feature wall panelling, neutral modern décor and striking mosaic effect tiled flooring. There is a radiator and a central ceiling light. The uPVC double glazed doors lead into the dining area.

### Dining area

The dining room has been opened up to create a lovely open feel to the property and leads through to the lounge. The dining area has a feature, double sided, log burning stove servicing both areas. The dining area features tasteful, modern décor complemented by the luxury wooden herringbone flooring. There is a radiator and open stairs to the first floor with bespoke, steel balustrades and an open under stairs space.

### Lounge

The beautifully presented lounge boasts a stunning view across the rear garden, towards open countryside, with Scafell visible in the distance. The stunning lounge has a continuation of the wooden herringbone flooring found in the dining room and decorative coving. There is an alcove to the chimney breast, to house a wall mounted TV and below you will find the aforementioned log burning stove. The lounge features stylish panelling to one wall and tasteful modern décor, There is a modern, vertical column style radiator and a uPVC double glazed window. Oak veneer doors lead to the inner hallway and the kitchen.

### Kitchen

The stylish, modern kitchen features a range of high gloss, two tone, wall and base units, with beautiful, marble effect countertops and stylish hexagon tiled splash backs. There are a range of fully integrated appliances including dishwasher, double electric oven and grill, fridge freezer and black glass hob, set into the worktop, with an integrated extractor hood above. A composite sink and drainer unit with matte black mixer tap sits below the uPVC double glazed window, where again, the beautiful views across the garden towards the fells, can be enjoyed. There is stylish, feature wall panelling, decorative coving and ceiling spotlights. The kitchen benefits from tile effect, vinyl flooring. An oak glazed door leads into the utility.



## Utility

The useful utility room has a range of contemporary, wall and base units, with contrasting wood effect work surfaces and matching up stands. The utility houses a second integrated fridge and an integrated wine fridge. There is plumbing for a washing machine and vented space for a tumble dryer. The utility has tile effect vinyl flooring, decorative coving, ceiling spotlights and a uPVC double glazed window, overlooking the side of the property. An internal door leads into the integral garage.

## Inner hallway

The rear hallway has stunning, modern, décor with bespoke wall panelling and striking, mosaic effect vinyl flooring. There is decorative coving and a built in storage cupboard. Oak doors lead into the bedrooms and the family bathroom.

## Bedroom one

The beautifully presented bedroom has two uPVC double glazed windows, which enjoy spectacular views to the rear of the property, over the garden and towards the fells. There is a radiator and decorative coving.

## Bedroom two

The second bedroom is a well presented double, with a uPVC double glazed window, overlooking the front of the property and a radiator.

## Bathroom

The recently installed, stylish bathroom incorporates a shower bath, with corner, mixer tap and curved glass shower screen, with electric shower above. There is a modern vanity unit, incorporating a hand wash basin, with waterfall mixer tap and a concealed cistern toilet. Two uPVC double glazed frosted glass windows provide plenty of natural light. There are fully tiled walls and an anthracite towel heating radiator. The bathroom also features a wall mounted storage cabinet and beautiful, mosaic effect tiled flooring.

## First floor landing

The spacious first floor landing has a continuation of the tasteful, modern décor, with contrasting, grey doors that lead into two double bedrooms and the shower room. There is useful storage into the eaves, fitted with modern, grey doors and a Velux skylight window provides plenty of natural light.



### Master bedroom

Fitted with bespoke storage into the eaves and beautiful, grey fitted furniture, making the most of every inch of the bedroom. There are two Velux skylight windows, which flood the space with natural light, and a second uPVC double glazed window looks out to the rear. There is a radiator and immaculate, modern décor.

### Bedroom three

Currently used as a home office space, this generously proportioned, double bedroom has neutral, modern décor. There is bespoke, built in storage shelves and a desk. The room has plenty of natural light, with a Velux skylight window and a uPVC double glazed window which looks out over the gardens. There is a radiator and additional storage into the eaves.

### Shower room

The stylish, first floor shower room has beautiful, decorative wall panelling and fully tiled walls. There is a corner shower cubicle with mixer shower, a built in vanity unit incorporating a concealed cistern toilet with mounted flush and a rectangular hand wash basin, with mixer tap built into a vanity unit with storage drawers below. The shower room features a black, towel heating radiator, ceiling spotlights, tile effect flooring and a Velux skylight window.

### Externally

Externally, the property continues to delight, with beautifully landscaped gardens. The current vendor has created a fantastic entertaining space which incorporates a wooden gazebo, with tiled roof and Velux windows, offering shelter, whilst enjoying the outside space. There is also a separate home bar and a summerhouse, with a lovely, sandstone patio and a range of mature plants and shrubs to the borders to add a splash of colour. The path leads around to the rear garden where there is a beautifully maintained lawn and sandstone steps, with a lovely range of shrubs and plants to the borders creating a beautiful place to entertain or just sit and relax, to the front there is ample off-road parking which leads to the side for additional parking.

### TENURE

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

### COUNCIL TAX BAND D

### EPC TBC



## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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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.

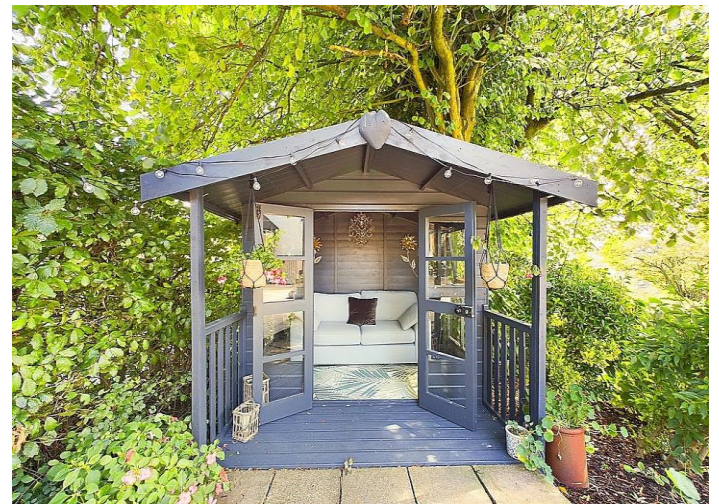






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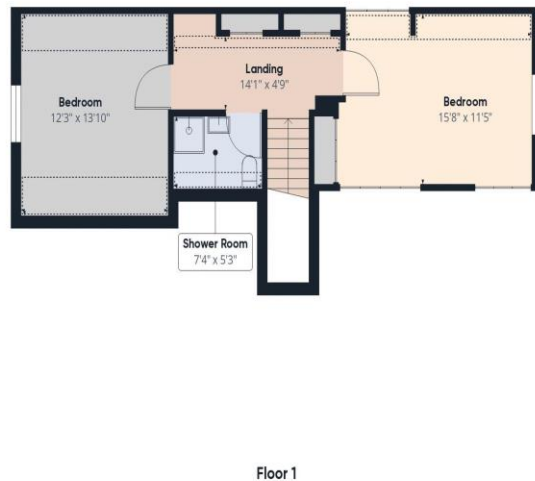


Approximate total area<sup>(1)</sup>

1597.58 ft<sup>2</sup>

Reduced headroom

140.36 ft<sup>2</sup>



(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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