



**Offered for sale with no forward chain**

**Three bedrooms**

**Block paved driveway and integral garage**

**Quiet village location**

**Short drive to Egremont and Whitehaven**

**Spacious detached bungalow**

**Large kitchen with separate utility**

**Large plot with good size gardens**

**Easy access to A595**

**Ideal family home**

Offered for sale with no forward chain, is this deceptively spacious detached bungalow. The property, whilst in need of light modernisation, is well maintained throughout and boasts a good size driveway, rear gardens and integral garage with electric door. The property is located in a quiet cul-de-sac, set within the village of Thornhill and has easy access to the nearby A595, providing excellent transport links to the town of Egremont and Whitehaven. The long sandy beach of St Bees, picturesque Cumbrian lakes and the surrounding fells are within a short drive, making this a great place from which to explore. Thornhill is a quiet village, which benefits from a post office and school. The property would suit a range of buyers, with plenty of space and potential, this would make an excellent family home. The accommodation briefly comprises entrance porch, spacious entrance hall, which leads to a light and airy lounge. There is a good size kitchen, with large utility and a useful WC. The utility also provides integral access into the garage. To the opposite side of the hall, there are three good size bedrooms and the contemporary, family bathroom, which benefits from a four piece suite. There is loft access from the hall and the property offers excellent potential for further development. Externally, the property has a large plot which incorporates a large block paved driveway leading to the integral garage with electric door, to the rear, the block paved patio leads to a large lawn which is bordered by mature trees. Viewing is essential to appreciate the spacious accommodation on offer.

## ACCOMMODATION

### Entrance porch

Entered through a modern composite door, with frosted glass panels and matching side panels. The entrance porch has a uPVC double glazed frosted glass door which leads into the main hallway.

### Entrance hall

The spacious entrance hall has neutral décor, with decorative coving and a radiator. Provides access into the lounge, kitchen, three bedrooms and the bathroom.

### Lounge

The bright and spacious lounge has a uPVC double glazed window which overlooks the front garden, with a radiator below. There is decorative coving, TV connections and a feature electric fire, set into a stone effect suite, with hearth and mantle.



### Kitchen

The good size contemporary kitchen has a range of cream wall and base units, with complementary work surfaces and tiled splash backs. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear garden. There is a double electric oven and grill and a separate electric hob, set into the worktop, with integrated extractor hood above. There is radiator and ample space for a table and chairs set and the kitchen also benefits from a useful, built-in storage cupboard with internal shelving. Provides access into the utility.



### Utility

A generously sized utility room with fitted, stainless steel sink unit with cabinets below, a radiator and a uPVC double glazed window which overlooks the rear garden. The utility provides access to the WC, the garage and a uPVC double glazed door with frosted glass, leads out onto the rear of the property.

### WC

A useful ground floor WC with a push button flush toilet, part tiled walls, tile effect flooring and a uPVC double glazed window with frosted glass.

### Bedroom one

Located at the front of the property, the generous master bedroom has a uPVC double glazed window which overlooks the front garden, with a radiator below. There is full height, floor-to-ceiling, built-in wardrobes providing excellent storage and TV connections.



### **Bedroom two**

A second good size double bedroom, with a uPVC double glazed window, overlooking the pleasant rear garden, with a radiator below.

### **Bedroom three**

A good size third bedroom, with a uPVC double glazed window which overlooks the rear garden, with a radiator below and decorative coving.

### **Bathroom**

The contemporary bathroom is in good condition and briefly comprises of a bath, a pushbutton flush toilet, a pedestal sink with mixer tap and a corner shower cubicle, with electric shower and sliding glass doors. The bathroom features modern, PVC panelling to the walls, a radiator and a uPVC double glazed frosted glass window.

### **Attic space**

Accessed from the hallway is the attic space, whilst the agent did not have access into the space, there are two uPVC double glazed windows visible from the outside that would lead us to believe that the space could be usable, as other properties in the area have converted these two additional rooms.

### **Externally**

To the front of the property, there is a good size driveway and a low maintenance, block paved garden. The driveway provides access to the garage, with electric roller door. There are also lovely, elevated box planters, with a range of flowers providing a splash of colour. To the rear of the property, is a large rear garden, with a block paved patio which leads to a lawn. The rear of the lawn is bordered by mature trees.

### **TENURE**

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

### **COUNCIL TAX BAND D**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Approximate total area<sup>m</sup>  
1249.37 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360