



**Located a stones throw from the beach**

**Beautifully presented modern home**

**Stylish modern bathroom, master en-suite and downstairs WC**

**Stunning kitchen with integrated appliances**

**Plenty of space for a dining table and chair set**

**Popular, historic and attractive coastal village**

**Three good sized, tastefully decorated bedrooms**

**Fabulous. modern open plan living concept**

**Lovely lounge area with French doors**

**Perfect for a professional couple of family**

This beautiful property is nestled in the picturesque, coastal, village of St. Bees. The village has always been a highly desirable place to live, with its famous school, railway station, pubs and restaurants as well as the long sandy beach and famous cliff tops. This property is just a short walk to the beach, with a gate from the rear garden leading to the beach car park. Not only is this an excellent base from which to explore the picturesque Cumbrian coastline but it is also within easy reach of the quieter Western Lakes and surrounding Fells. The nearby towns of Whitehaven and Egremont are just a short 10 minutes drive away. Step inside and you will find yourself in the stylish entrance hall which leads to the fantastic open plan living area incorporating a contemporary modern fitted kitchen with integrated appliances including a coffee machine and there is also a handy boiling water tap. The dining area flows through to the beautifully presented lounge, with modern wall mounted electric fire and doors to the garden. There is also a stylish and modern downstairs toilet. To the first floor are three, well presented, generously sized bedrooms with the master boasting a modern en-suite. The stylish modern family bathroom is also located on the first floor. Externally the property benefits from a block paved driveway to the front proving parking for two cars, to the rear there is a lovely low maintenance, walled, garden which has gravel and a central paving leading to the rear gate. From the garden you can enjoy a view towards the sea. Viewing is highly recommended to appreciate the superb location and tremendous amounts of style this home has to offer.



## ACCOMMODATION

### Entrance hall

A well presented entrance hall, entered through a modern composite door with frosted patterned glass panels and a full height uPVC side window with frosted glass providing plenty of natural light. There is a useful built in storage cupboard and a second under stairs storage cupboard, a beautiful oak balustrades to the stairs providing access to the first floor, a double panel radiator and wood effect flooring. With oak doors leading into the open plan living area and downstairs WC.

### Downstairs WC

A stylish and modern, useful, downstairs WC. Suite briefly comprising of: concealed cistern toilet with a wall mounted double flush, wall mounted stylish rectangular hand wash basin with mixer tap. There are contemporary part tiled walls, wood effect flooring and a single panel radiator. With ceiling lighting and an extractor fan.

### Open plan living area

The fantastic, open plan, living area incorporates a contemporary and modern kitchen, dining area and lounge area. To the kitchen is a range of contemporary grey wall and base units, contrasting wood effect work surfaces and modern tiled splash backs. With a modern composite sink and drainer unit, boiling water mixer tap, built in double electric oven and grill with integrated Neff coffee machine above. Integrated fridge freezer, dishwasher washer and dryer, a five ring stainless steel gas burning hob with stainless steel splashback and stainless steel extractor hood in place above. With modern wood effect flooring running throughout, spotlights to the ceiling and a uPVC double glazed window overlooking the front of the property. To the dining area there is ample space for a dining table with a double panel radiator and spotlights to the ceiling. The light and spacious lounge area has a beautiful wooden feature wall with modern wall mounted flame effect electric fire, full height uPVC window looking out over the rear garden and uPVC double glazed patio doors providing access onto the garden. With additional double panel radiator and spotlights to the ceiling.





### First floor landing

With beautiful oak balustrades framing the staircase, a double panel radiator and loft access to the ceiling. With a large built in airing cupboard which is vented for a tumble dryer and access into the bathroom and bedrooms.

### Master bedroom

A spacious, beautifully presented, master bedroom with modern neutral décor, uPVC double glazed windows overlooking the front of the property with a double panel radiator below and beautiful view across the village. Providing access into the master en-suite.

### Master ensuite

Fitted to match the other facilities, this stylish and modern ensuite shower room is beautiful, contemporary and modern. With a corner shower cubicle with both rainfall and jet showerhead attachments, pushbutton flush toilet and rectangular hand wash basin built into open, wood effect, wall mounted vanity unit with an LED mirrored cabinet above. With wall mounted chrome towel heating radiator, spotlights to the ceiling and a uPVC double glazed window.

### Bedroom two

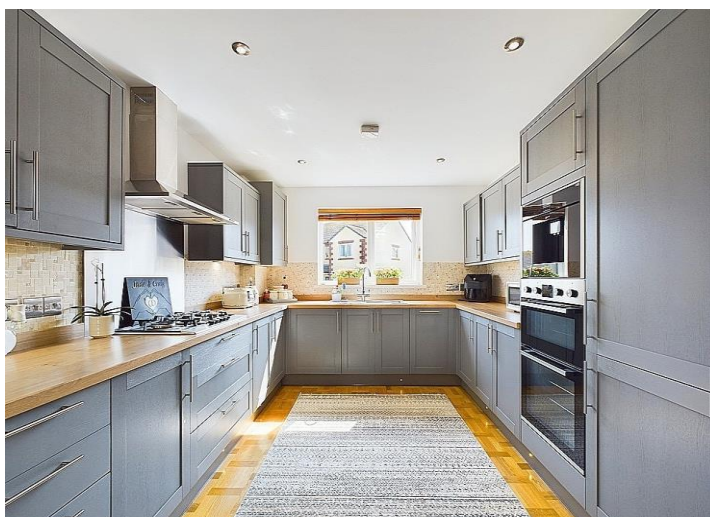
A beautifully presented, well proportioned, double bedroom. With a uPVC double glazed window which overlooks the rear garden and enjoys a view towards the sea and over to St, Bees head. With a double panel radiator and modern neutral décor.

### Bedroom three

A generously proportioned third bedroom, beautiful, modern, neutral, décor and a double panel radiator with a Velux skylight window.

### Family bathroom

A beautifully presented, stylish, modern bathroom. With a suite briefly comprising of: bath with mixer tap, wall mounted shower attachment and modern wooden panel. A large built in vanity unit offering excellent storage and incorporating worktops, rectangular hand wash basin with mixer tap and concealed cistern toilet. With modern part tiled walls, large wall mounted chrome towel heating radiator and a glass shower screen. With extractor fan to the ceiling, spotlights and a uPVC double glazed frosted glass window.





### Externally

To the front of the property is a blocked paved driveway area providing off road parking for two cars, to the rear of the property is a pleasant well maintained rear garden laid to gravel for low maintenance, with central path and gated access which leads out onto the road and down to the beach.

### TENURE

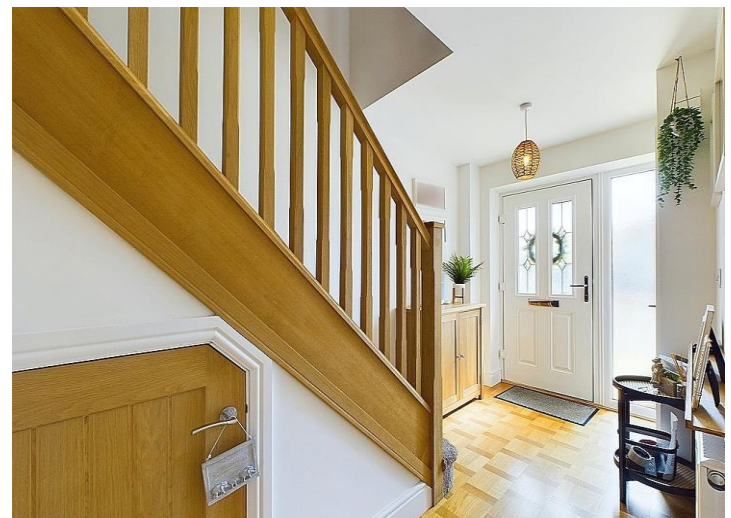
We have been informed by the vendor that the property is leasehold, with no annual charges.

### COUNCIL TAX BAND C

### EPC B

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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.











Approximate total area<sup>m</sup>  
993.62 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.

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