



Offered for sale with no forward chain

Modern, detached family home

Three good size bedrooms

Sought after modern estate in a popular village

Integral garage and driveway

Catchment area for the popular Cockermouth school

Spacious open plan kitchen diner

Modern family bathroom, downstairs WC and master ensuite

Offered for sale with no forward chain, is this well presented three-bedroom home. Located on a popular residential development, the property enjoys fell views from the front. The property is ready to move into and boasts three good size bedrooms and an open plan kitchen diner with patio doors to the garden. The property also enjoys a lovely plot, which backs onto open fields and enjoys a very private garden. Set within the quiet village of Great Broughton, the property provides excellent transport links to the nearby towns of Cockermouth, Workington, Whitehaven and Maryport, which are all within easy reach. The property is also within the Cockermouth school catchment area. This lovely home would suit a variety of buyers, from first-time buyers through to families. The accommodation comprises briefly of entrance hall, leading to a well presented lounge. There is an inner hallway, with useful downstairs WC and a modern fitted kitchen/diner with patio doors leading to the rear garden. To the first floor, there are three good sized and well presented bedrooms, with the master boasting an ensuite shower room and fitted wardrobes. The contemporary, modern family bathroom is also on the first floor. The property benefits from a drive, integral garage and a low maintenance garden to the front. To the rear, there is a lovely, low maintenance garden with raised gravelled area and patio seating area. The garden backs onto open fields and enjoys the beautiful wildflowers that line the rear fence. Internal viewing is highly recommended.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass panel,. There is with a radiator and the hall provides access into the lounge.

Lounge

A spacious lounge, with neutral décor. There is a uPVC double glazed window overlooking the front of the property, with a radiator below. The lounge benefits from TV connections and there is a socket in place for an electric fire to be installed if desired.

Inner hall

Here you will find a radiator and stairs to the first floor. Provides access into the garage, WC and kitchen diner.

Downstairs WC

A useful downstairs WC with suite briefly comprising of; toilet, pedestal hand wash basin with tiled splashback, a radiator and an extractor fan.

Kitchen diner

A spacious, well presented, kitchen diner. With a range of contemporary, wall and base units, with complementary wood effect work surfaces and matching up stands. There is a gas hob and electric oven with an extractor fan in place above, with stainless steel splash back. A 1.5 stainless steel sink with mixer tap and drainer is set below a uPVC double glazed window, with a pleasant outlook over the fields. The kitchen benefits from plumbing for a washing machine and dishwasher and space for a large, fridge freezer. The kitchen also houses the combi boiler, and there is a radiator, vinyl flooring and patio doors leading out to the rear garden.

First floor landing

Going up the stairs you will find a uPVC double glazed window, providing plenty of natural light. The landing benefits from a large storage cupboard and loft access, with pull down ladder, the loft is also boarded for additional storage. Provides access to three bedrooms and the family bathroom.

Master bedroom

The spacious, light and airy master bedroom. has two uPVC double glazed windows with pleasant, elevated fell view's. The bedroom boasts fitted, mirrored wardrobes, a radiator and wall mounted TV connections.



Ensuite

Featuring a large, walk in, shower cubicle with a sliding glass door, mixer shower with both rainfall and jet shower heads. There is a pedestal sink, a toilet, towel heating radiator, extractor, spotlights and a uPVC frosted glass window.

Bedroom two

A good size double bedroom with a uPVC window, with lovely countryside views, a radiator and neutral décor. The room benefits from wall mounted TV connections.

Bedroom three

A generous third bedroom. Featuring the lovely views of the countryside from the uPVC double glazed window and a radiator.

Externally

The property has a lovely plot which boasts a driveway to the front, which leads to the integral garage. To the rear, is a lovely, private garden, with low maintenance gravelled area and patio seating area. The rear garden backs onto an open field, giving a lovely sense of privacy.

TENURE

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

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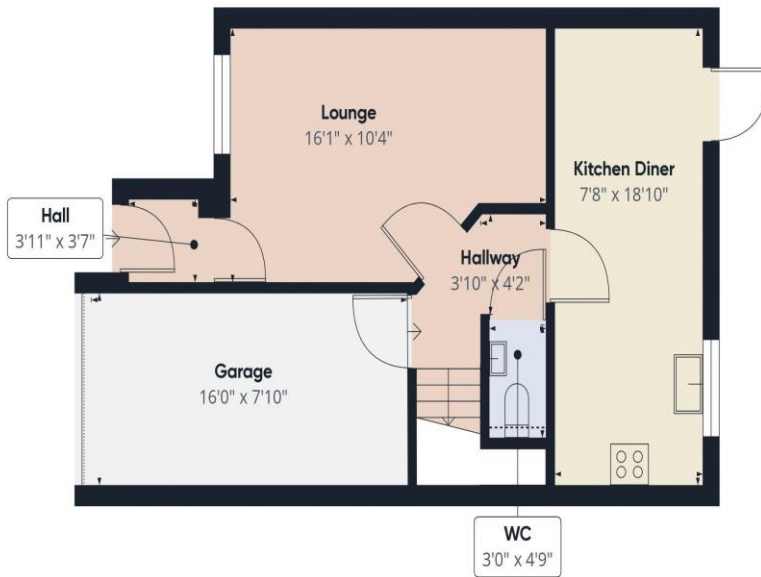


NOTE

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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

924.94 ft²

Reduced headroom

1.08 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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