



Substantial, detached family home

Within easy reach of the fells, lakes and coastline

Impressive kitchen with a separate utility room

Four generously sized bedrooms

Boasts stylish family bathroom

Located in an attractive, highly sought-after area

Fabulous open plan lounge and diner

Versatile ground floor office

Master ensuite and walk-in wardrobe

Four car drive and double garage and pleasant garden

Homes in this rather picturesque area do not come to the market a frequently and we certainly expect interest to be high. Set in this attractive cul-de-sac known as Walkmill Gardens, within Wellington, on the outskirts of Gosforth is this fabulous, detached family home. A lovely location, with a village feel the property is an excellent base from which to explore the western lakes and surrounding fells and is also just a ten minute drive to the long sandy beach at Seascale. The property would be perfect for a professional family and is just a ten minute drive to Sellafield. On arriving at the property, you will notice the large, block paved driveway which provides plenty of off-street parking and there is also a double garage which can be used for additional parking, storage or makes a great workshop. Step inside and you'll find yourself in the spacious hallway, with double doors opening up to the lounge/diner. This lovely room enjoys a tremendous amount of space and there are patio doors that open out to the garden. The kitchen has plenty of storage, with its stylish units and eye-catching range cooker, which is included in the sale. The kitchen also features a breakfast bar and a door leads through to the separate utility room. The ground floor also features a rather versatile home office, which could also be used as a playroom or hobby room if desired. Off the hallway, you will also find a ground floor WC. Heading up to the first floor, the spacious landing leads to all four bedrooms and the stylish family bathroom. The master bedroom boasts an ensuite shower room and a walk-in wardrobe. The view from the rear windows is certainly attractive, looking out over the garden and onto countryside beyond and can be particularly enjoyed from the first floor windows. The property enjoys a low maintenance garden to the front and a larger garden to the rear, which is largely laid to lawn and gets the sun throughout much of the afternoon and evening. As the property backs onto the countryside, you'll find a variety of birds visiting the garden, which is lovely place to sit and relax, either on your own or with friends and family. To view this wonderful home, its attractive setting and all it has to offer please get in touch to arrange a viewing.

ACCOMMODATION

Hallway

The spacious hallway is accessed via a uPVC door with frosted glass panels and a full height frosted top panel, which allows in lots of natural light. The space of this hallway certainly gives you a clear indication of the space you will find throughout this home. There is decorative coving, a radiator and eye-catching tile flooring. Doors lead to the kitchen, home office and WC. A set of interior double glazed doors open up to the open plan lounge/diner and stairs with a stylish glass balustrade lead up to the first floor landing.

Lounge/diner

This beautiful room is perfect for hosting family get-togethers or dinner parties. With its attractive décor and tremendous amount of space, there is plenty of room for your guests. You will notice the coal effect gas fire which is set upon a granite hearth, with an attractive, cast-iron insert and contrasting wood surround. The room has decorative coving, two radiators which provide plenty of warmth and there is wood flooring. There is also lots of natural light, with the uPVC double glazed window and patio doors that open out to the rear garden.

Home office

A versatile area of the home is this ground floor room, which could be used for a variety of purposes such as a study or games room but is currently used as a home office. There is wood flooring, decorative coving, a radiator and a uPVC double glazed window that looks out over the front of the property.

Kitchen/breakfast room

If the heart of your home is the kitchen, then this is perfect for you. Offering plenty of space, there is also a huge amount of storage, with a large number of wall and base units. There is a contrasting worktop with tile splash back's and the room has two rows of ceiling spotlights and over cupboard lighting. A range master cooker is included in the sale, with a five ring gas hob and Rangemaster extractor hood above with built-in lighting. A 1.5 stainless steel sink, with draining board and mixer tap is set below a uPVC double glazed window that has a delightful outlook over the rear garden and onto countryside beyond. The kitchen also boasts an island with granite worktop, drawers, cupboards and a breakfast bar is built into the worktop. The kitchen also boasts an integrated dishwasher and there is tile flooring and a radiator. A door leads back through to the open plan lounge and diner, whilst another leads through to the utility.



Utility

The utility room has a range of wall and base units with a complementary worktop and tile splash back's to match those found in the kitchen. There is stainless steel sink with drainer board and mixer tap. The utility room has plumbing for a washing machine and space for a tumble dryer keeping those rather noisy appliances out of the kitchen and out of the way. There is tile flooring, a radiator and a half glazed uPVC door leads out onto the side of the property.

WC

Here you will find a continuation of the tile flooring found in the hallway. There is a toilet and pedestal hand wash basin with mixer tap and tile splashback. The room also benefits from an extractor and a uPVC double glazed frosted window.

First floor landing

The landing enjoys just as much space as the hallway, adding to the feeling of this home being open spacious. The light and airy landing boasts a glass banister, a radiator and a cupboard. There are two uPVC double glazed windows which allow in plenty of natural light, illuminate the landing and enjoy a pleasant outlook to the front of the property. The landing provides access to all four bedrooms and the bathroom.

Master bedroom

This large double bedroom boasts not only an ensuite, but a walk-in wardrobe. The room has tasteful décor, modern flooring and a radiator below a large, uPVC double glazed window enjoying a picturesque view down onto the garden and beyond. The walk-in wardrobe has lighting, clothes rails and shelving.

Master ensuite

This well maintained master ensuite comprises of a large shower, a toilet and a pedestal hand wash basin with mirrored cabinet above, boasting built-in lighting. There is decorative coving, partially tiled walls and tiled flooring. The ensuite has an extractor and a uPVC double glazed frosted window allowing in natural light, whilst maintaining privacy.



Bedroom two

The second large double bedroom has modern laminate flooring, decorative coving, a radiator and the uPVC double glazed window enjoys an attractive, elevated outlook to the rear.

Bedroom three

A third spacious double bedroom with attractive décor, decorative coving, a radiator and a uPVC double glazed window for the rear.

Bedroom four

A good size fourth bedroom, with a radiator, decorative coving and a uPVC double glazed window looking out to the front of the property.

Bathroom

This modern and attractive four piece suite comprises of a shower cubicle and a bath with mixer tap. There is a pushbutton toilet and an oversized wash basin with mixer tap, set within a large vanity unit with multiple drawers and cupboards, providing excellent storage. Above the sink there is a mirror with integrated lighting. The bathroom has a radiator, decorative coving, an extractor and a uPVC double glazed frosted window.

Double garage

This large double garage boasts a pitched roof allowing additional storage in the loft space. The garage also discreetly houses the Vaillant combi boiler. There are power points, lighting and a uPVC double glazed frosted window allowing in natural light.

TENURE

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

COUNCIL TAX BAND E

EPC C



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 www.firstchoicemove.co.uk



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 www.firstchoicemove.co.uk





Ground Floor

Approximate total area⁽¹⁾

2091.75 ft²

Reduced headroom

0.11 ft²



Floor 1

(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.

GIRAFFE360