



A superb example of a modern family home

Attractive development in a picturesque setting

Substantial driveway and large garage

Fabulous family sized garden, backed by trees

Beautiful open plan kitchen with living/dining area

Versatile office or games/play room

Spacious lounge with double doors

Four spacious, well presented bedrooms

Master bedroom boasts a stylish ensuite

Eye-catching family bathroom plus downstairs WC

This stunning home which still benefits from the 10 year building warranty is set in a lovely location on this popular modern estate with a open grass area and stunning fell views to the front. With no through traffic due to being set in a corner plot which incorporates a larger than average garden and large detached garage. This modern and rather exclusive development sits on the outskirts of the village of Frizington, which offers superb views and is an ideal base from which to explore the beautiful Cumbrian Fells and Western Lake District. The towns of Whitehaven and Egremont are within easy reach and there are local amenities and schools within the village itself. The property not only boasts a beautiful position but also numerous upgrades such as the tasteful navy blue kitchen and solid oak doors. Stepping into the property you'll find yourself in the spacious and well presented entrance hall with the neutral décor providing a contrast to the solid oak doors which lead into the beautifully presented and spacious lounge. The lounge has a bay window enjoying a fell view. The internal oak glazed doors lead into a stylish open plan kitchen/diner with living area with the beautiful contemporary navy blue kitchen and patio doors which lead out onto the large rear garden. There is a good sized home office which would equally make a fantastic sitting or playroom, ideal for family life and there is a useful downstairs WC. To the first floor there are four beautifully presented and generously sized bedrooms with the master having been fitted with contemporary modern wardrobes and boasting a stylish ensuite. The superb four piece family bathroom is also conveniently located between the bedrooms. Externally, being on a corner plot the property boasts a larger block paved driveway and features a larger than average detached garage. There is ample off-road parking for multiple cars or perhaps a mobile home. To the rear of the property there is a beautifully landscaped garden which is larger than average again due to the corner plot with a well maintained lawn and beautifully planted borders with a range of shrubs and plants adding a splash of colour. The garden to the rear is bordered by trees and there is a patio to the rear of the property making this a great space to sit out or entertain friends and family. Viewing is essential to fully appreciate this fabulous home, its spacious garden and the attractive development within which it is set.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted patterned glass, the entrance hall provides the first glimpse of the high-end finish on this executive home. Benefitting from a tasteful modern décor, and LVT flooring, this is complemented by the beautiful oak doors providing access to the living areas. There is a radiator, and stairs which lead to the first floor.

Lounge

The beautifully presented light and airy lounge has a uPVC double glazed bay window, which enjoys the open views to the front of the property looking out towards the Cumbrian fells. There is a radiator, stylish, neutral décor, TV connections, An internal oak glazed door provides access into the kitchen diner.



Kitchen diner

The superb open plan kitchen dining and living area is ideal for modern family life. The kitchen area benefits from a range of stylish navy wall and base units, with complementary marble effect work surfaces and matching up stands. A breakfast bar defines the spaces. There is a 1.5 stainless steel sink and drainer unit, with mixer tap, plumbing for a washing machine, a built-in electric double oven, and an integrated fridge freezer. Between the kitchen and dining space, there are uPVC double glazed patio doors which flood the space with natural light making this a fantastic space for entertaining friends and family. A uPVC double glazed window which sits above the sink looks out over the rear garden and there is a useful, under stairs storage cupboard and a radiator. To the dining/seating area and there is another uPVC double glazed window which also looks out over the rear garden. The room also features modern LVT flooring and ceiling spotlights provide of light when needed. The oak glazed doors provide access into the lounge.



Home office

This versatile second reception would make a fantastic home office space for anyone who works from home, equally this room could be used as a sitting room, or perhaps a playroom, for the busy family. Benefitting from wood effect LVT flooring, modern neutral décor, a radiator and a uPVC double glazed window looking out to the front of the property.



Downstairs WC

A useful downstairs WC, with push button flush toilet, a wall mounted sink with tiled splash back, extractor fan, ceiling spotlights and a radiator. The WC also features marble effect LVT flooring.

First-floor landing

This first floor landing has pulldown loft access, a radiator and neutral décor. There are contrasting oak doors, providing access into the bedrooms and bathroom and a useful storage cupboard.

Master bedroom

The beautifully presented light and spacious master bedroom has been fitted with stylish contemporary fitted wardrobes, and benefits from an over stair's storage cupboard. The décor is modern and tasteful, a radiator. The uPVC double glazed window enjoys beautiful fell views to the front of the property. There is access into the master ensuite.

Master ensuite

A stylish modern ensuite shower room with large walk-in shower cubicle, featuring a rainfall showerhead suspended from the ceiling and a detachable jet showerhead, with controls built into the tiled surround and the shower is finished with modern metro style tiled splash backs. There is a wall mounted vanity unit, which houses a rectangular hand wash basin, with mixer tap and tiled splash back, and a push button flush toilet. The ensuite benefits from modern white décor, which is complemented by the marble effect tiled flooring. There is also a chrome towel heating radiator, a uPVC double glazed frosted glass window, with an extractor fan and spotlights to the ceiling.

Bedroom two

The second bedroom is also located at the front of the property, and also enjoys the spectacular fell views from the uPVC double glazed window, with a radiator, and neutral modern décor.

Bedroom three

A third well proportioned and well presented double bedroom, with a recessed area ideal for wardrobes. There is a radiator and a uPVC double glazed window which looks out over the rear garden.

Bedroom four

A generously proportioned fourth bedroom with uPVC double glazed window which overlooks the rear garden of the property. There is a radiator and a recessed area that would be ideal for storage or for a wardrobe.



Family bathroom

The contemporary, modern family bathroom is like new. There is a double ended bath with central mixer tap and a tiled surround. The bathroom features a wall mounted vanity unit, storage drawers incorporating a rectangular hand wash basin with mixer tap and a pushbutton flush toilet. There is a separate walk in shower cubicle, with mixer shower with detachable handheld shower head, benefitting from a rainfall shower head. There is a chrome towel heated radiator, ceiling spotlights, contemporary tiling, an extractor fan and a uPVC double glazed frosted glass window.

Garage

A detached and larger than average garage that provides excellent storage, or additional off-road parking with lighting and electric.

Externally

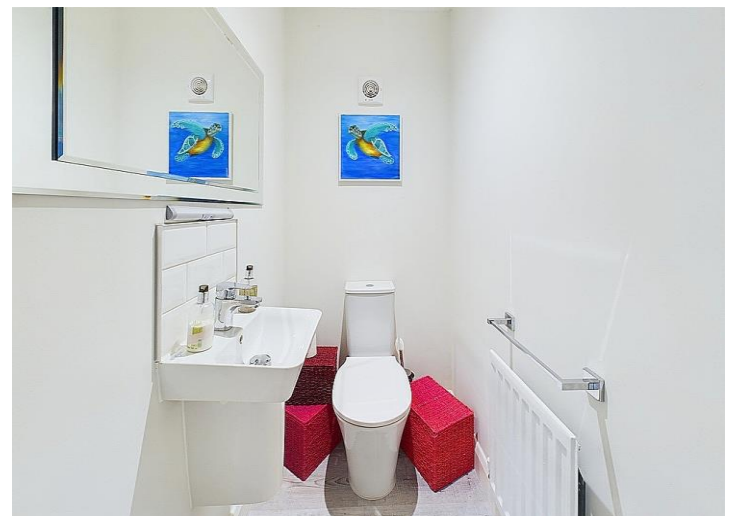
The property enjoys a unique location on the estate and is tucked away on a corner plot. This incorporates a large garage and block paved driveway than can easily accommodate up to four cars. There is additional hardstanding to the side, where there is gated access to the rear garden. One of the benefits of this corner plot, is the larger than average rear garden, which has been beautifully manicured by the current vendors. There is a well maintained lawn, with beautiful borders, containing a range of shrubs and plants, providing a splash of colour and a patio area to the rear of the house. The large garden is bordered by trees. To the rear of the property a lovely space has been created to entertain. Put simply this is a stunning executive home to relax.

TENURE

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

COUNCIL TAX BAND D

EPC B



LOW FEES, LOCAL EXPERTISE

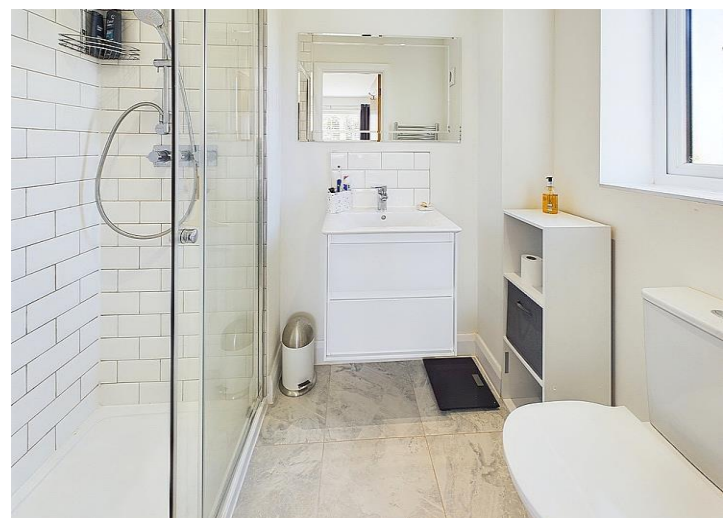
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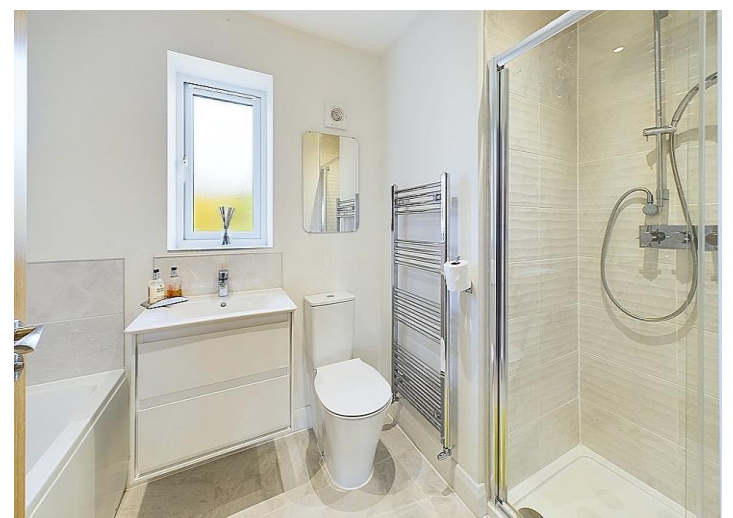
MORTGAGES

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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 area¹
1489.94 ft²

(1) Excluding balconies and terraces

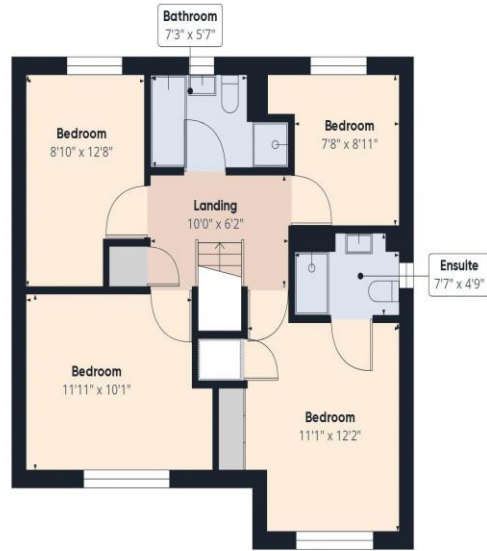
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2