



**Beautifully presented detached bungalow**

**Offered for sale with no forward chain**

**Set in the sought-after and picturesque village of Camerton**

**Lovely outlook, backed by fields and woodland**

**Lovely lounge with wood burning stove pleasant outlook**

**Stylish and spacious open plan kitchen and diner**

**Benefits from a separate utility room leading to a WC**

**Large modern bathroom in excellent condition**

**Three tastefully decorated bedrooms with fitted wardrobes**

**Driveway and garage for offstreet parking**

Detached bungalows are in short supply today, especially in picturesque locations such as this. A fabulous, detached bungalow which is in superb condition and benefits from being offered for sale with no forward chain. The property is set in the quiet village of Camerton and enjoys a semi-rural feel but is just a ten minute drive to the nearby towns of Workington and Maryport. Adding to the rural feel is the delightful outlook from the front looking out onto an open field with woodlands beyond. There is also a pleasant view from the front looking across Cumbria, towards the fells. The property has been meticulously maintained and is ready to move into, you would simply just need to unpack. On arriving you will notice the driveway which provides off-street parking and a pleasant yet low maintenance garden to the front. There is an additional garden area to the right-hand side and the rear garden has been designed to be hassle-free and is perfect for garden furniture. Inside you'll find yourself in a large hallway that leads through to the lounge. The lounge enjoys a pleasant outlook to the front and also boasts a woodburning stove. The heart of the home is surely the spacious open plan kitchen and diner, which offers plenty of style. The kitchen also benefits from a separate utility room, which leads to the WC and provides internal access to the garage. The three bedrooms are of a generous size, and all enjoy a pleasant outlook and boast built in wardrobes. The family bathroom is located centrally to the property and is also of a good size and in fabulous condition. We expect interest in this property to be high due to its lovely location, delightful outlook and excellent condition. To avoid missing out please contact the office at your earliest convenience to arrange a viewing.



## ACCOMMODATION

### Hallway

This incredibly spacious hallway gives you a clear indication of the generous amount of space you will find throughout this lovely home. The hallway is accessed via a fully glazed uPVC door which has frosted side panels, allowing in plenty of natural light. The hallway benefits from a useful double socket, a large airing cupboard and there is decorative coving and a radiator. The hallway is located in the centre of the home and provides access to the lounge, kitchen/diner, all three bedrooms and the bathroom.

### Lounge

This lovely room has an attractive outlook across the village, the Cumbrian countryside and beyond. A nice feature is the woodburning stove, which is set on a tiled hearth with matching insert and surround, perfect for those colder winter nights. The room is tastefully decorated and features decorative coving, wall mounted lighting and a radiator is neatly placed below a uPVC double glazed window that looks out across the front garden and beyond. In addition to the door from the hallway, there is also a door leading through to the kitchen/diner.

### Kitchen/diner

The heart of the home has to be this spacious open plan room, which enjoys a rather peaceful and relaxing outlook across a field and onto mature trees beyond. The kitchen, like the rest of the property has plenty of style and is in excellent condition. There is a range of high gloss wall and base units with a complementary worktop and tile splash back's. The kitchen has a built-in electric oven and grill with a separate electric hob and stainless steel/curved glass extractor canopy above. A 1.5 ceramic sink, with drainer border mixer tap, is set below a uPVC double glazed window that looks out onto the woodland beyond. The kitchen has more than ample space for a large family size dining room table and chair set, making this ideal for Sunday dinners or perhaps family gatherings such as Christmas. The room has two radiators, and a door to the utility, and uPVC patio doors allowing additional light and leading out onto the garden at the rear.





### Utility room

The utility room benefits from plumbing for a washing machine, and space for a tumble dryer which sits below a useful worktop, which also has cupboards above. The utility room benefits from tiled flooring, a radiator and a uPVC double glazed window. There is a door to the garage, and another to the WC, whilst a glazed uPVC door leads out to the rear.

### WC

Here you will find a toilet, and wash basin, with mixer tap over a vanity unit providing storage. There is tile flooring, and a uPVC double glazed frosted window.

### Master bedroom

The very spacious double bedroom has a fabulous outlook over the field and towards the woodland located at the rear of the property. The room offers plenty of space, and you do not need wardrobes as the room boasts a two-door fitted wardrobe, and an additional storage cupboard, providing a tremendous amount of storage. The tastefully decorated room has decorative coving, a radiator and a uPVC double glazed window.

### Bedroom two

A second large and well presented double bedroom. This room boasts a two-door built in wardrobe, providing plenty of storage. The room has a radiator and a window enjoying a pleasant outlook across the front garden and the countryside visible in the distance.

### Bedroom three

The third bedroom is a good size and has a two-door built in wardrobe, which means you don't need additional bulky furniture in the room. If you don't need a third bedroom, this would make an ideal home office. The room has a radiator and a uPVC double glazed window with a view across the front of the property.



## Bathroom

The bathroom offers plenty of space and style with a P-shaped bath, with matching curved glass screen, the shower control is set on a tile surround. There is a wash basin with mixer tap, over a two-door vanity unit and there is also a mirrored cabinet. The bathroom has a toilet, radiator, extractor and a uPVC double glazed window allowing in light, whilst maintaining privacy.

## Garage

The garage benefits from an up and over door with a window above and there is also a large uPVC double glazed window allowing in plenty of natural light. The garage has lighting as well as power points.

## Exterior

At the front of the property there is a driveway which provides off-street parking and access into the garage. There is an attractive, yet low maintenance garden at the front, which is largely laid to lawn and has a variety of shrubs and plants which provide a splash of colour. There is access around either side of the property to the rear garden, with the right-hand side offering an additional area of garden, with a mixture of gravel and lawn. At the rear there is a low maintenance area which is laid to patio and feels rather private. From here you can enjoy a pleasant outlook across a field and towards the trees in the distance.

## 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

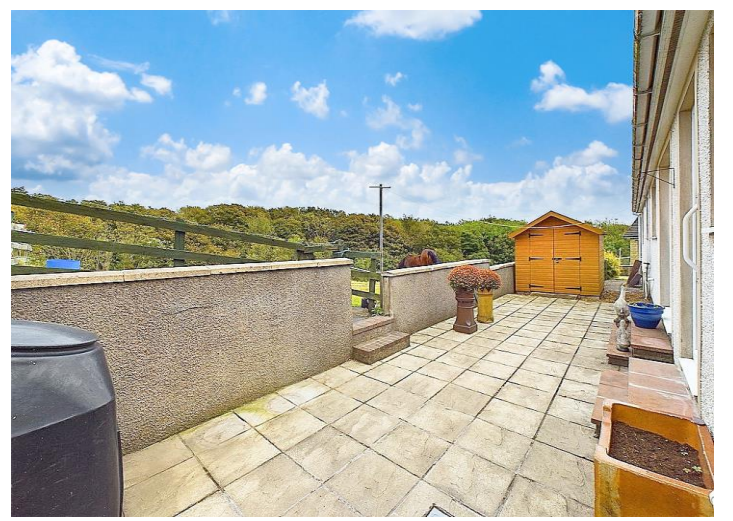
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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>  
1371.32 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