



**Simply fabulous family home set over three floors**

**Home office space to the ground floor**

**Dining area boasts two sets of patio doors**

**Two bathrooms, master ensuite plus ground floor WC**

**Large driveway and garage providing plenty of parking**

**Spacious, dual aspect lounge with patio doors**

**Stunning kitchen diner with separate utility room**

**Six double bedrooms all with built in wardrobes**

**Set on the prestigious Keekle Meadows estate**

**Fabulous front and rear gardens with choice of seating**

This stunning property is nestled on the highly sought after Keekle Meadows development. Built by the award-winning High Grange developer, a developer well-known for the high standard of their builds and respected for the quality of the finish. This development, with eye-catching properties has been highly desirable with professionals and families. The property has clearly been lovingly maintained by the current owners and throughout there is tasteful décor, which is in excellent condition. Not only that but the property boasts oak doors throughout. Positioned in a quiet cul-de-sac, the property is perfect for those who want a home which is ready to move into. Not only does the property have lots of space indoors, but the outdoor space is sure to impress. The garden is backed by open countryside and is a lovely, tranquil place to sit out and enjoy a morning coffee, or perhaps an evening glass of wine. This incredibly spacious property is set over three floors. On arriving at the property, you can't help but notice the lovingly maintained front garden and fabulous double doors with named top light. Step inside and you get your first glimpse of the style and finish you will find throughout the property. The hallway leads to a home office, a stunning dual aspect lounge with patio doors leading out to the rear and the simply fantastic kitchen diner with two sets of patio doors flooding the whole space with natural light. The ground floor also boasts a downstairs WC and a useful utility. To the first floor the delightful landing has a little area beneath the window, perfect for a little reading nook and leads to three double bedrooms, both with built in wardrobes with lighting, the master bedroom and the first bathroom. The fabulous master bedroom also has built in wardrobes, boasting a huge amount of space and leads to the master ensuite. The second floor is equally spacious with the hallway leading to a further two double bedrooms and another bathroom with a fabulous storage cupboard. Externally, the property benefits from a large driveway and garage offering plenty of off-street parking and additional storage. The rear garden has a large area of lawn and two patio areas, giving you a choice of seating areas. Viewing is a must to appreciate this beautiful family home.

## ACCOMMODATION

### Vestibule

Entered through double composite doors, with frosted glass and numbered top light the vestibule has wood effect flooring, immaculate white décor, a radiator and an oak door with matching side panels lead through to the hallway.

### Hallway

The bright and spacious hallway benefits from the same flooring found in the vestibule, there is decorative coving, a radiator and oak doors leading to the lounge, home office, and kitchen. The hallway also benefits from a large, under stair storage cupboard.

### Lounge

The lounge is flooded with natural light from the uPVC double glazed window looking out to the front of the property, and uPVC patio door with side panels that lead out to the patio. That is continuation of the wood effect flooring, and the room benefits from two radiators. There is decorative coving and immaculate, white décor, the lounge has connections to house a wall mounted flat screen TV.

### Home office

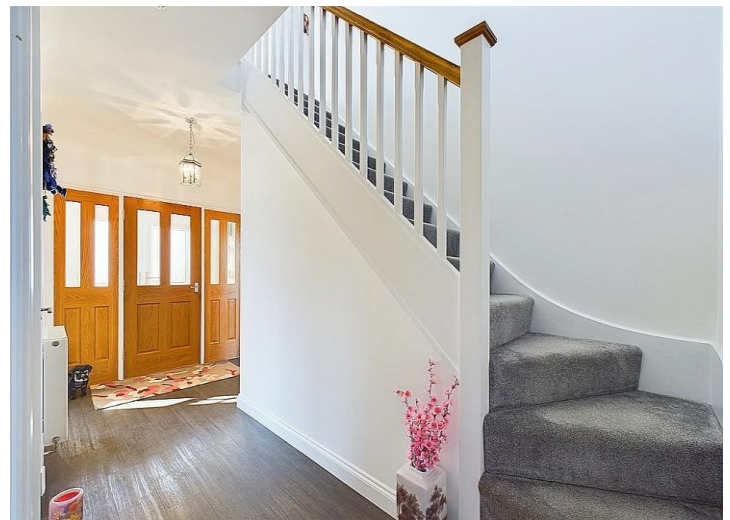
Located at the front of the property the home office has a large uPVC double glazed window overlooking the front of the property and a continuation of the modern, immaculate décor, decorative coving and wood effect flooring throughout the ground floor.

### WC

Here you will find a wall mounted sink with mixer tap and a push button flush toilet. There is part panelled walls, an extractor fan and an electric heater.

### Kitchen diner

The stunning, high-end kitchen features a range of high gloss grey wall and base units, with the wall units sitting almost flush to the walls. The kitchen boasts beautiful Quartz worktops, with matching upstands. There is a large, centre island which incorporates a Neff induction hob and above you will find a stainless steel Neff extraction hood. The centre Island incorporates a range of drawers and base units and a breakfast bar. The kitchen features a range of integrated appliances, including a double Neff oven, a dishwasher and a fridge freezer. A 1.5 stainless steel sink and Quooker hot water mixer tap sits on one wall with black glass splash back with attractive cupboards above, with under cupboard lighting. There is no shortage of light in this room, with four rows of spotlights, under cupboard lighting and kickboard lighting, making the whole space bright. There is ample space for not only a large family dining table and chairs set, but also a seating area. Making this a fantastic entertaining space. Two large radiators provide plenty warmth, and large, uPVC patio doors can be found on two walls leading out onto the patios to the rear. There is connections to house a flat screen wall mounted TV and an oak door leads through to the utility.



### Utility room

Perfect for family life, the utility room has a range of wall and base units and a large, pantry style cupboard, ideal for all your household appliances. There is a stainless steel sink and draining board with mixer tap, and the utility also houses the combi boiler. There is space and plumbing to house a washing machine and space for a tumble dryer. The utility room has a radiator, wood effect flooring and a modern, composite door with frosted glass leads out onto the side of the property.

### First floor landing

The first floor landing boasts immaculate, weight décor, with contrasting two tone balustrades. There is a spacious area located at the front of the property, just beneath a uPVC double glazed window looking out over the front garden. This area would make an ideal reading nook where you could relax and watch the world go by. There is a radiator and oak doors leading to four bedrooms and the family bathroom.

### Master bedroom

This most impressive master bedroom is situated at the rear of the property and benefits from a delightful view from the large uPVC double glazed windows overlooking the rear garden and beyond. The large L-shaped room has a large, two door built in wardrobe with lighting, hanging rails and shelf and there is plenty of space for more furniture if desired. The master bedroom boasts immaculate décor, and leads through to the large, ensuite shower room.

### Ensuite shower room

Larger than average, the ensuite is tastefully decorated with crisp white paint and grey panelling. There is a large, curved shower cubicle with mixer shower, featuring both rainfall and handheld showerheads. There is a pushbutton flush toilet, and a wall mounted still sink, with mixer tap and LED mirror above. The ensuite has two rows of ceiling spotlights to provide plenty of illumination and a uPVC double glazed window with frosted glass. The ensuite has an extractor fan and stylish wood effect flooring.

### Bedroom two

Located at the front of the property the bedroom has a uPVC window overlooking the front garden, a radiator and there is a two-door built-in wardrobe, with lighting, hanging rails and shelf.

### Bedroom three

The third double bedroom is also located at the front of the property and like the second bedroom there is a two-door built in wardrobe with lighting, shelf and hanging rail. The bedroom has a uPVC double glazed window, a radiator and connections to house flat screen TV.



#### **Bedroom four**

The fourth bedroom is located at the rear of the property and has a uPVC double glazed window overlooking the rear garden, with a delightful outlook onto fields and greenery beyond. The room benefits from a radiator, connections to house a flat screen TV and a two-door built-in wardrobe, with lighting, shelves and hanging rails.

#### **Family bathroom**

The stylish bathroom has a four-piece suite comprising of a double ended bath, with central mixer tap. There is a large, corner shower cubicle with rainfall mixer shower and handheld attachment. There is a pushbutton flush toilet and a pedestal sink with LED mirror above. The bathroom has wood effect flooring, part panelled walls, a large built in storage cupboard, a radiator and a uPVC double glazed frosted window.



#### **Bedroom five**

The fifth double bedroom boasts dual aspect Velux skylight windows, both with delightful views over the countryside. The room is tastefully decorated, and a double panel radiator provides plenty of warmth.

#### **Bedroom six**

Last but by no means least, the large bedroom has plenty of light. There is a uPVC double glazed window overlooking the rear garden, with the countryside visible in the distance. There is also a large, Velux skylight window with a delightful outlook. This room benefits from the same stylish, wood effect flooring found on the ground floor and two large, built in storage cupboards.



#### **Bathroom**

The bathroom has a large Velux skylight window providing plenty of light and a four piece suite comprising of a corner shower cubicle, with sliding doors, mixer shower, and panelled splashback. There is a double ended bath with central mixer tap, a wall mounted pedal sink with mixer tap and LED mirror above and a pushbutton flush toilet. The bathroom has a radiator, an extractor, stylish and wood effect flooring. Unlike your average bathroom, this one features a large, built-in storage cupboard, reaching the full length of one wall, with lighting and hanging rail.

#### **Garage**

The good size garage has an electric, up and over door, power and lighting. There is loft space above providing additional storage and the garage also benefits from a water supply. A uPVC pedestrian door lead out to the side.



## Externally

To the front of the property there is a large drive providing off-road parking for multiple vehicles and a pleasant, lawn area with decorative borders, featuring mixed gravel and a range of shrubs and plants. There is a path leading around the side of the property, where you will find gated access both sides. To the rear there is a large lawn, which has been meticulously maintained, and two patio seating areas, perfect for entertaining friends and family. Surrounding the lawn, there is gravel borders and an attractive gravel rockery area. To one side you will find larger area of gravel, perfect as a drying area, and to the other there is a large area hardstanding, with composite shed. Behind the garage, there is another useful area perfect for storage. The garden is securely fenced around making it ideal for people with children or pets. From here you get to enjoy spectacular countryside views giving it a pleasant rural feel.

## TENURE

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

## COUNCIL TAX BAND F

## EPC B

## LOW FEES, LOCAL EXPERTISE

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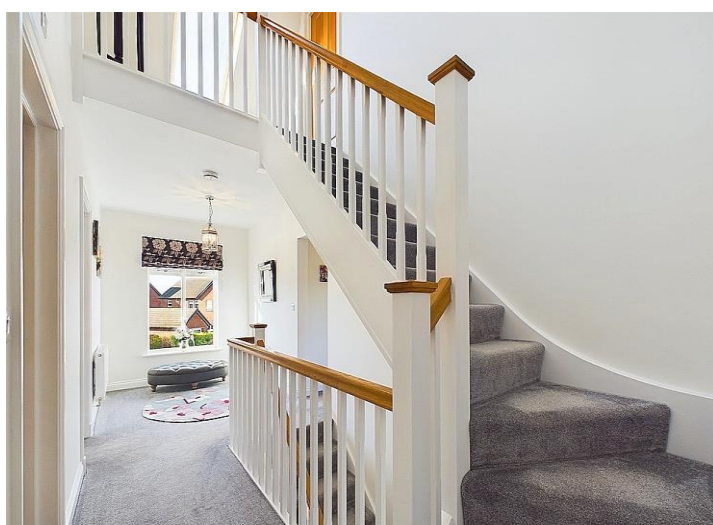
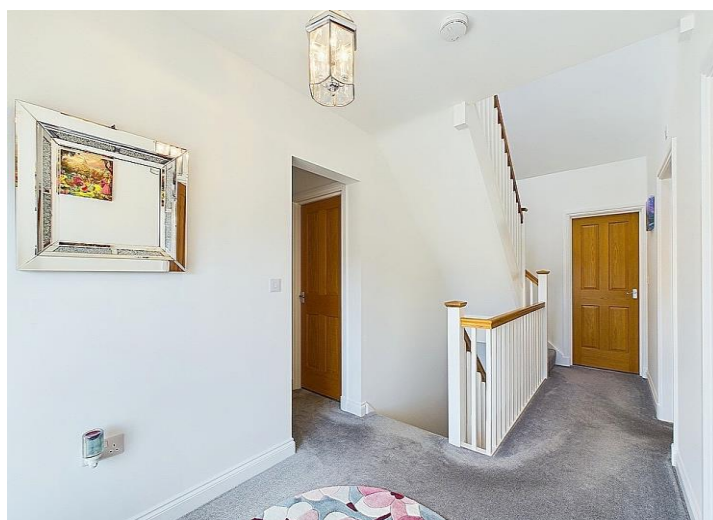


## MORTGAGES

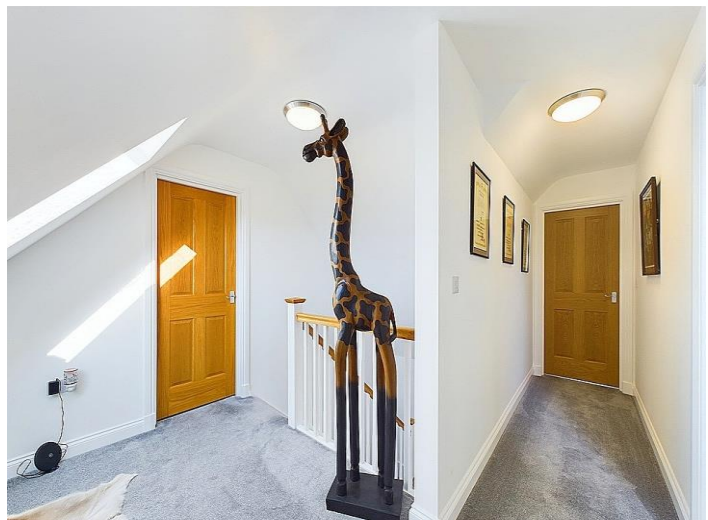
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## NOTE

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.











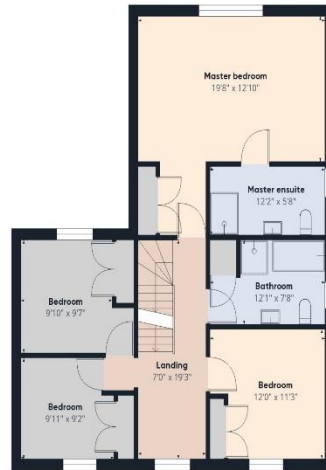
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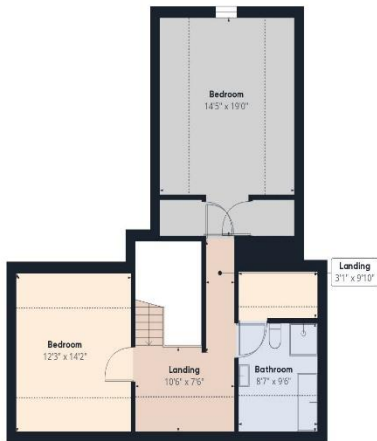




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2754.27 ft<sup>2</sup>

Reduced headroom

247.03 ft<sup>2</sup>

(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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