



Extended, boasts a huge open plan kitchen and diner

Large lounge with French doors to the garden

Downstairs bathroom, plus upstairs shower room

Large, sun trap, family sized garden

Walking distance to numerous schools and the town centre

Kitchen features integrated appliances and French doors

Versatile sitting/home office/games room

Spacious driveway and double garage

Wraparound patio, perfect for garden furniture, or hot tub

Superb example of a spacious family home

If you love entertaining, with friends and family visiting then this may be the perfect home for you. The huge open plan kitchen and diner is perfect for any family get-togethers such as Christmas or birthdays. The large garden with its spacious patio, is ideal for all summer get-togethers and barbecues. This lovely home has a large ground floor extension which has created a substantial, eye-catching open plan kitchen, and diner, featuring integrated appliances, with two sets of French doors leading out to the garden. The lounge is also very spacious, and this too has French doors, which lead out to the garden. The ground floor benefits from a second reception room, which makes an ideal home office, or playroom. There is also a stylish bathroom. To the first floor you will find four bedrooms, and a shower room. The property is set on a spacious plot, with a driveway to the front leading to a double garage. There is also a well-maintained garden, to the front which is largely laid to lawn and hedged around. Step outside to the rear and you will find a substantial, sun trap garden with an attractive patio, that extends all the way around the rear of the property, and providing multiple options for garden furniture. Beyond the patio there is a large, well maintained lawn which is ideal for children to freely play. The property is set in a sought-after and attractive development and is just a 10-minute walk to the town centre of Egremont, with a wide variety of shops, and amenities, and you can enjoy a stroll around the grounds of the historic castle. Numerous schools are also within easy reach including Bookwell primary School, Orgill School and West lakes academy. The Cumbrian coastline is just 10 minutes away, where you can enjoy fabulous walks along the beach at St bees. The nearby A595 provides excellent transport links, to the surrounding areas and Sellafield can be reached in approximately 20 minutes. To view this fabulous home, and its tremendous space both inside and out, please get in touch arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a stylish composite door, with a frosted glass panel, and frosted side panels, allowing in plenty of natural light, whilst maintaining privacy. The hallway benefits from a cloak cupboard, and an understairs ridge storage cupboard, which providing lots of storage. There is modern flooring, a radiator, and a telephone connection. The hallway leads through to the lounge, sitting/games room, the bathroom, and the fabulous open plan kitchen and diner. The stairs lead up to the first floor.

Lounge

A spacious room which has lots of natural light, a large uPVC triple glazed window, to the front and French doors, that open out to the patio area, of the rear garden. The room benefits from a modern wall mounted gas fire, neatly set on the chimney breast. There is a radiator, and the room is tastefully decorated.



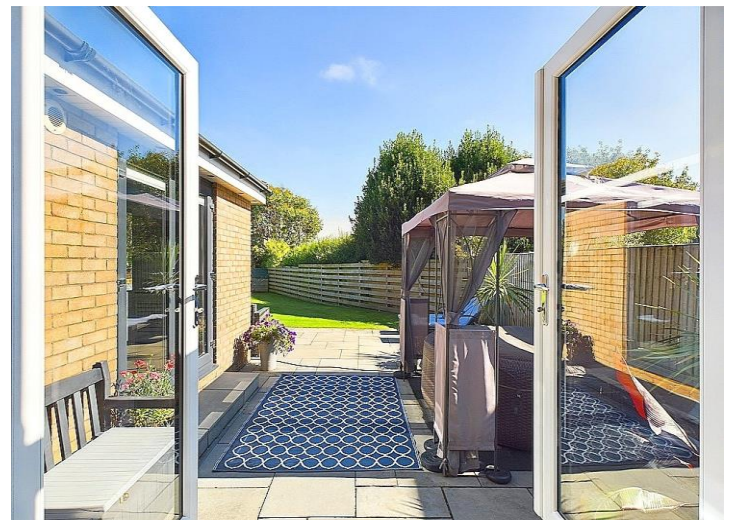
Sitting/games room

This is a versatile second reception room, which could be used for a variety of purposes. It would make an excellent home office or could be used as a downstairs bedroom if desired. The room has a radiator, and a uPVC triple glazed window.



Kitchen/diner

Most certainly the heart of the home, is this incredibly spacious and eye-catching open plan L-shaped room. The modern kitchen has a range of cream high gloss wall and base units, with a contrasting worktop, and matching up stands. There is a built-in electric oven and grill, with a separate five ring gas hob, and a large stainless steel/curved glass extractor canopy with built-in lighting. For convenience the kitchen has an integrated microwave oven, wine racks, and a dishwasher. A stainless steel sink, with drainer board, and a designer mixer tap, that is set below a uPVC triple glazed window. There is lots of natural light, with rows of ceiling spotlights, there is in cupboard lighting, under cupboard lighting, and kickboard lighting, which can be used when desired. Some of the units have been laid out to house an American-style fridge freezer, and there is plumbing for the water supply. The dining area has plenty of space for a large family size dining room table and chair set, and is perfect for Sunday dinners, and family get-togethers, such as Christmas. There is lots of natural light, with a set of French doors, leading out to the patio area, at the side, and an additional set with side windows that open directly out to the garden at the rear. There is also a half glazed uPVC door which leads to the side of the property, providing easy access to the rear of the garage. The dining area also has a designer column radiator with a built-in mirror. There are connections for flat screen wall mounted TV.



Bathroom

The stylish bathroom incorporates an L-shaped spa bath, with a waterfall mixer tap, which shower attachment. There is also a rainfall showerhead, set within the ceiling. A large wash basin, with a mixer tap, and is set over a two drawer vanity unit, which provides lots of storage. and has a tiled splashback. There is a toilet, a chrome heated towel rail, with sensor ceiling lights, an extractor and a uPVC triple glazed frosted window.

First floor Landing

The landing has a radiator, a uPVC triple glazed window enjoying the outlook across the Cumbria countryside, and towards the Fells. There is a handy PowerPoint, and a linen cupboard. The doors lead to all four bedrooms, and the shower room.



Bedroom one

A spacious double bedroom with a radiator, and a uPVC triple glazed window, looking out to the front.

Bedroom two

A second double bedroom, with a two door fitted wardrobe. There is a radiator, and a uPVC triple glazed window, looking out across the garden, and towards the Fells in the distance.

Bedroom three

The third double bedroom, benefits from a two door fitted wardrobe. There is a radiator, and a uPVC triple glazed window.

Bedroom four

This fourth bedroom could be used as a dressing room, or home office. There is a mirrored two door fitted wardrobe, a radiator, and a uPVC triple glazed window, looking out towards the Fells.



Shower room

A stylish shower room comprises of a large shower cubicle, with a sliding door. There is a toilet, and pedestal hand wash basin, with a mixer tap, and a mirrored cabinet above. There is a shaver point, ceiling spotlights, and fully tiled walls. The shower room has an extractor, and a uPVC triple glazed frosted window.

Double Garage

The garage has an electronic up and over door. There is lighting, power points, and a door that provides pedestrian access from the rear.



Exterior

The property is set on a very spacious plot and is perfect for any family. At the front there is a driveway, which provides plenty of off-street parking, and leads to the double garage. There is also a spacious lawned area, to the front which is hedged around for privacy. There is access around either side of the property, to the rear garden. At the rear you will find the garden is perfect for those with children, there is a large, well-maintained lawned area in which they can play. For those who want to sit back and relax, the spacious patio wraps around the rear of the property, offering multiple seating places in which to position your garden furniture and enjoy the sunshine. The rear garden has a partially completed pond, and at the bottom there is a garden shed, which has a small woodburning stove. The garden gets sun throughout the day and is securely fenced around making it secure and safe for those with young children.

TENURE

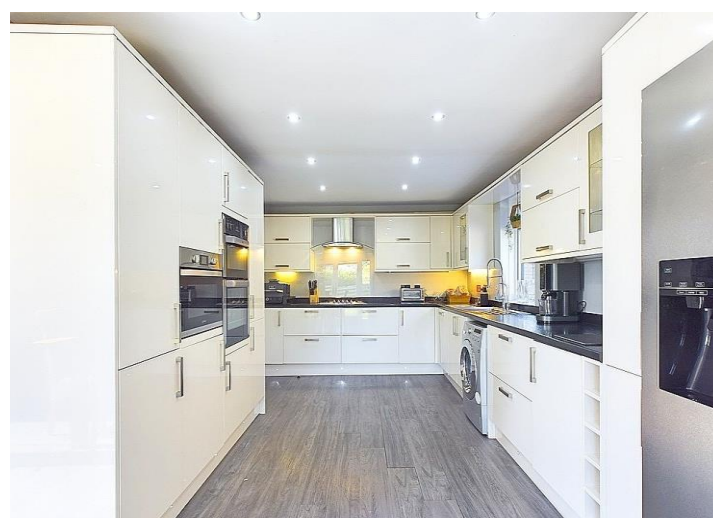
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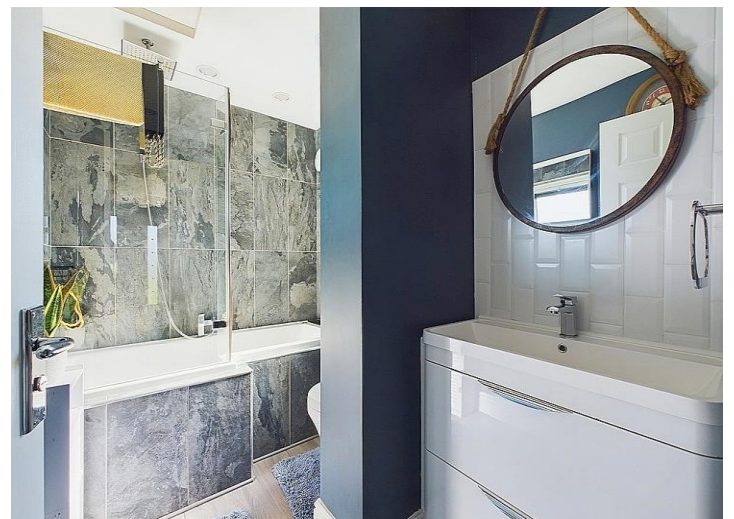


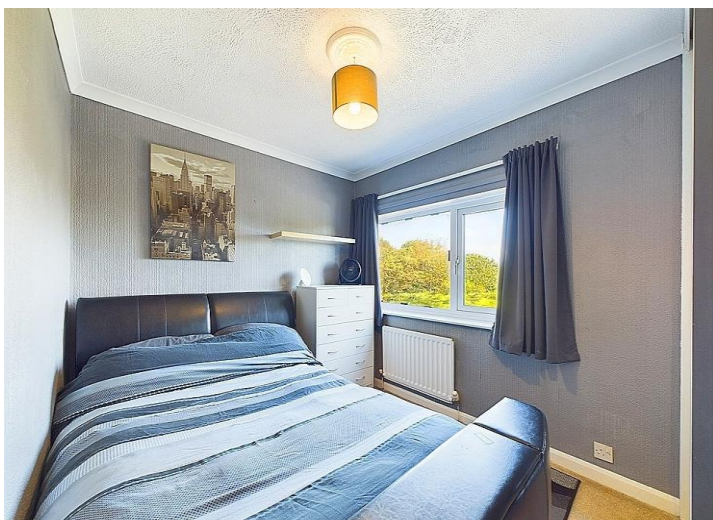
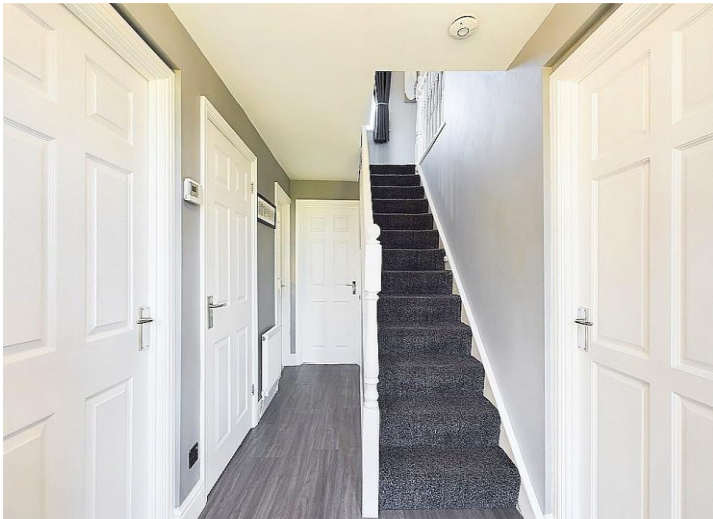
MORTGAGES

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NOTE

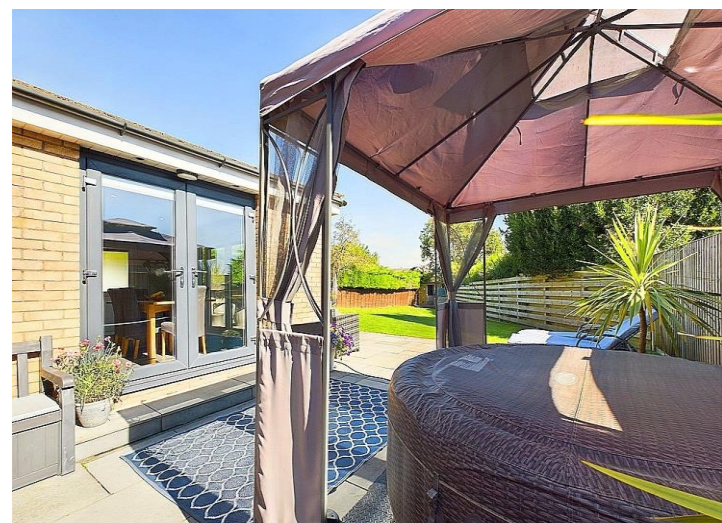
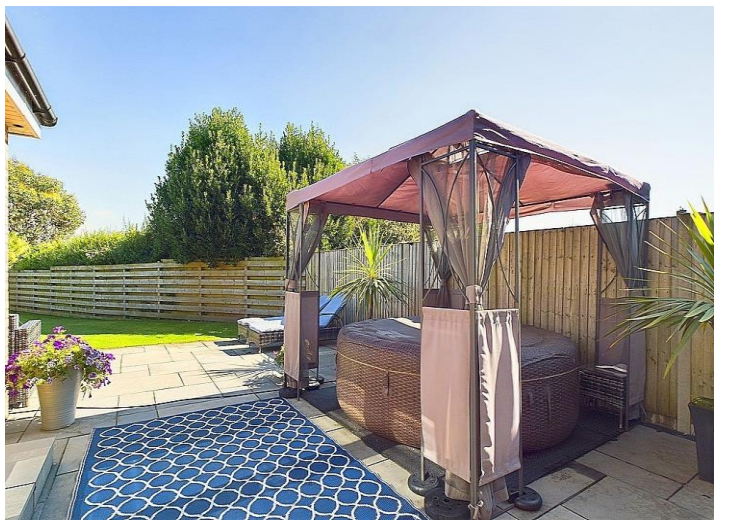
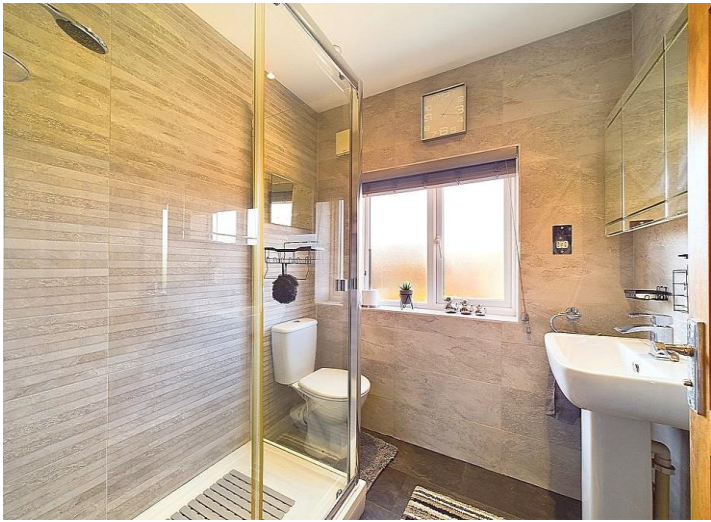
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1507.38 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.

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