



**Offered for sale with no forward chain**

**Property boasts three good sized bedrooms**

**Generously proportioned rear conservatory with fell views**

**Modern family bathroom plus ground floor WC**

**Easy access to neighbouring towns**

**Substantially extended bungalow in popular village**

**Two large reception rooms, offering versatile space**

**Contemporary kitchen, with two separate utility rooms**

**Large resin driveway and well maintained front and rear gardens**

**Walking distance from a convenience store**

Offered for sale with no forward chain, this substantially extended bungalow offers versatile space and lovely views to the rear, nestled on a spacious plot in the popular village of Bigrigg. The property offers easy access to the nearby towns of Whitehaven and Egremont via the A595 and walking distance to a garage with local convenience store. The versatile living space offers an alternative layout, that could make a great annex to the side. On entering the property, there is a large hallway which leads to a lounge, and three good size bedrooms, and a contemporary family bathroom. There is also access into a modern kitchen which leads to a substantial conservatory, with under floor heating via uPVC double glazed patio doors. The kitchen leads to a utility with a doorway into the former garage space which has been used to create a large dining room, with an archway leading to a second light and airy lounge. There is also a useful second utility, WC and rear porch. Externally, the property has a lovely resin driveway to the front, with gated access and walled garden, with well-maintained lawn and gravelled borders. The garden wraps around to the rear of the property, where there is a lovely lawn space and large patio which enjoys beautiful fell views to the to the rear. Viewing is essential to appreciate the versatility and potential of this lovely home



## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass panel, the spacious L-shaped entrance hall has a useful cloak cupboard, a radiator and decorative coving

### Lounge

The bright and spacious lounge has a stone-built fireplace, with oak mantle and stone clad chimney. There is decorative coving, TV connections, a modern, LED light fixture and a uPVC double glazed window which overlooks the front garden, with a radiator below.

### Kitchen diner

The contemporary, modern kitchen diner was installed approximately five years ago, and has a range of cream wall and base units, with contrasting work surfaces and matching splash backs. A 1.5 stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window which looks out over the conservatory. There is space for a freestanding cooker, with glass splash back and stainless steel extractor hood above and space for a freestanding fridge freezer. The dining space has ample space for a table and chairs set, and uPVC double glazed patio doors which lead out onto the conservatory. The dining area benefits from a radiator, and the whole space has tile effect, flooring.

### Conservatory

A fantastic addition to the property, the substantial rear conservatory is flooded with natural light from the panoramic uPVC double glazed windows. Central uPVC double glazed doors lead out onto the rear garden, and the conservatory enjoys a spectacular fell view to the rear. The perfect place to relax and enjoy the view. There are two ceiling fans, wall mounted electric heaters and tiled flooring with underfloor heating.

### Utility one

The first of two utilities, has a built-in base unit with worktop above, part tiled walls, coving, and wood effect flooring. Provides access to the conservatory through a uPVC double glazed door and into the main living area.





### Dining room

Originally the garage, this fantastic conversion has created a lovely formal dining space, with a uPVC double glazed window overlooking the front of the property, with a radiator below. There is decorative coving, and feature wooden archway which is open to the sitting room.

### Sitting room

This lovely, bright and spacious sitting room forms part of the side extension to the property. There is a feature fire surround, with marble insert, hearth and decorative wooden surround and mantle. The sitting decorative coving, a radiator, TV connections and a uPVC double glazed window which overlooks the front garden. Provides access into the second utility space.



### Utility two

The second utility is a larger space which incorporates a stainless steel sink and drainer unit, built into base units, with worktop and tiled splash back. There is space for a tumble dryer, plumbing for a washing machine. There is a radiator, decorative coving, and the utility provides access into a useful WC, whilst a uPVC double glazed door with frosted glass leads to the second conservatory.

### WC

A useful, additional WC with toilet and wall mounted sink with tiled splash back and fitted mirror. There is decorative coving, tile effect vinyl flooring and the WC also houses the Worcester combi boiler.



### Rear porch

The rear porch is a bright and sunny space, with tile flooring, wraparound uPVC frosted windows and a uPVC double glazed door with frosted glass. The porch leads out onto the rear garden.

### Master bedroom

Located at the rear of the property, the spacious master bedroom enjoys fell views to the rear through the uPVC double glazed window. There is a radiator and decorative coving.

### Bedroom two

A second light and airy double bedroom with decorative coving and a uPVC double glazed window overlooking the front of the property, with a radiator below.





### Bedroom three

A generously proportioned third bedroom which could accommodate a double bed, with a radiator and a uPVC double glazed window which overlooks the front garden.

### Family bathroom

The contemporary family bathroom has fully tiled walls and flooring and a modern white suite which briefly comprises of a P-shaped shower bath, with curved glass shower screen and spa bath with central mixer tap and electric shower above. There is a pushbutton flush toilet and vanity unit, incorporating a rectangular hand wash basin with mixer tap and wall mounted mirror above. The bathroom benefits from a uPVC double glazed frosted glass window, ceiling spotlights, a chrome towel heating radiator, and a built-in storage cupboard with fitted shelving.



### Externally

To the front of the property is a large front garden with well maintained lawn and gravelled borders. There is a gated resin driveway providing ample off-road parking and the front garden is walled around, there is a low maintenance gravelled area and a brick archway to the side which leads to the rear garden. The rear garden has a lovely, lawn space and a patio area with beautiful fell fells to the rear.

### TENURE

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

### COUNCIL TAX BAND D

### EPC TBC

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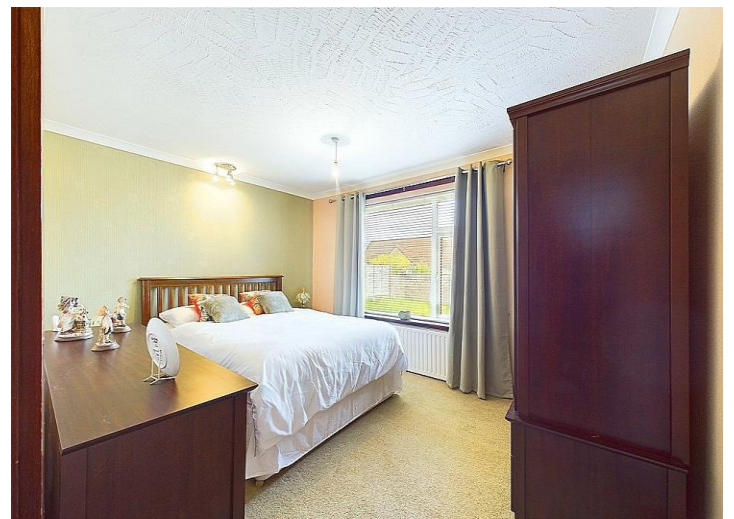


## MORTGAGES

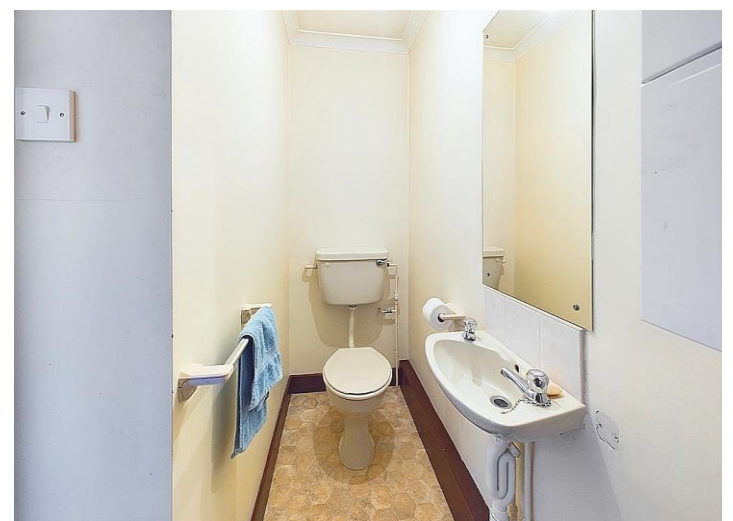
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## NOTE

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.













Approximate total area<sup>m</sup>  
1460.66 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.

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