



Set on a substantial corner plot

Boasts three versatile reception areas

Large sitting room, ideal playroom or games room

Spacious bathroom and beautiful ensuite

Large driveway provides plenty of off-street parking

Large L-shaped garden with multiple seating areas

Lovely lounge with an arch opening up to the dining area

Modern fitted kitchen in great condition

Boasts three spacious bedrooms

Set in a quiet cul-de-sac location

Tucked away in the corner of this quiet cul-de-sac is this spacious home which is set on equally spacious plot. The property boasts a large corner plot, with an L-shaped garden wrapping around the side and the rear of the property. The garden is perfect for those with children as there is plenty space to play and it would also be ideal for anybody who likes friends or family get-togethers as it is perfect for a barbecue. The garden has multiple seating areas and is backed by mature trees and open fields, making it feel private and rather tranquil. Whilst you can sit back and enjoy this relaxing location it is actually highly convenient. The towns of Whitehaven and Workington are just a short ten minute drive away and the picturesque harbour of Harrington is just a five-minute drive away. There are numerous shops along the main road of Harrington and also Beckstone primary School can be reached in just a few minutes by car. At the front of the property, there is plenty of parking. A large tarmac driveway leads onto an area of gravel providing additional parking and will be suitable for anybody with a caravan or motorhome. Step inside you'll find yourself in the hallway which leads through to the spacious lounge. This lovely room has an arch opening up to the dining area which boasts French doors leading out to the garden. The dining area also opens up to the large sitting room which would make an excellent playroom or games room if desired. The kitchen has modern high gloss units and has been well-maintained. To the first floor, you will find three spacious bedrooms, two of which boast built-in storage. The master bedroom enjoys a lovely outlook over the rear garden and onto fields and also boasts a beautiful ensuite shower room. The family bathroom, located by the bedrooms has plenty of space and is also in great condition. For those who need a three-bedroom home but want space both inside and out this could be perfect. A lovely location, lovely home and the lovely garden, what more is there to want. To avoid missing out on this great opportunity please get in touch to arrange a viewing.

ACCOMMODATION

Hallway

This pleasant hallway is accessed by a composite door with frosted glass panels and frosted side panel allowing in plenty of natural light. The hallway has plenty of storage, with a cupboard and an additional under stairs storage area. You will find modern flooring and stylish half glazed doors lead to the lounge, the kitchen and there are stairs to the first floor landing.

Lounge

This lovely room has plenty of space and lots of natural light. Tastefully decorated, the room has decorative coving, a feature wall and a continuation of the modern flooring found in the hallway. There are two radiators, one of which is neatly placed below a uPVC double glazed window that looks out onto the garden at the rear. A feature arch opens up to the dining area.

Dining area

The second reception area of the spacious home. Like the rest of the property, the room is tastefully decorated and has a radiator and boasts uPVC French doors with side windows that lead out onto the patio area of the garden. The dining area has a large archway which opens up to the sitting room.

Sitting room

A very spacious and versatile room which could be used as a games room, or for those with children, it would make an ideal playroom. There are connections for a flat screen wall mounted TV. The room has decorative coving, wall mounted lighting, a radiator and a uPVC double glazed window to the front.

Kitchen

This modern kitchen incorporates a range of high gloss wall and base units, with a contrasting worktop and tile splash backs. There is a built-in oven and grill, with a separate hob, black glass splashback and stainless steel/glass curved extractor canopy above. A composite sink 1.5 with drainer board and mixer tap, is set below a uPVC double glazed window that looks out to the front. The kitchen features an integrated dishwasher and there is space for a washing machine and fridge freezer. There is modern flooring, the same found through the hallway and lounge.



First floor landing

The landing provides access to all three bedrooms, the bathroom and the loft.

Master bedroom

This large double bedroom has two uPVC double glazed windows which not only allow in lots of light, but also enjoy an attractive outlook onto the garden and field beyond. There are connections for a flat screen wall mounted TV and a double panel radiator provides plenty of warmth. The master bedroom also boasts a beautiful, ensuite shower room.

Master ensuite

This eye-catching shower room comprises of a shower with gold coloured screen and both gold - coloured rainfall and handheld showerhead's. There is a wash basin with gold mixer tap, set over a two door vanity unit which provides useful storage. There is a pushbutton toilet and gold coloured heated towel rail. Both the walls and floor are beautifully tiled. The room has ceiling spotlights and a uPVC double glazed frosted window.

Bedroom two

A spacious second bedroom with built-in storage. There is a radiator and a uPVC double glazed window to the front.

Bedroom three

The third bedroom boasts a two door built in wardrobe which provides plenty of storage. There is a radiator and a uPVC double glazed window looks out to the front of the property.

Bathroom

This modern and immaculate bathroom comprises of a toilet, a bath and a pedestal hand wash basin with mixer tap. There is an airing cupboard, a chrome heated towel rail, part tiled walls and a uPVC double glazed frosted window.



Exterior

At the front of the property, there is a large block paved driveway which provides off-street parking and there is also an additional gravel area, which provides additional parking if required. The property is set on a substantial corner plot and has a fantastic L-shaped garden which extends along the left-hand side of the property around to the rear. The garden enjoys the sun throughout much of the day, feels private and is backed by trees leading onto fields, attracting a variety of birdlife. There is a spacious patio area which can be accessed from the French doors of the dining room. There are also two spacious areas laid with decking. The garden has a large area of lawn and is ideal for those with young children or perhaps love to have friends and family around for a get together.



TENURE

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

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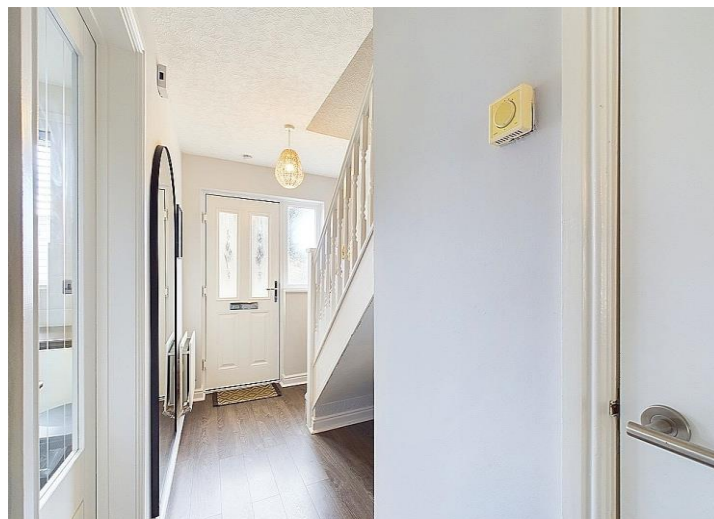
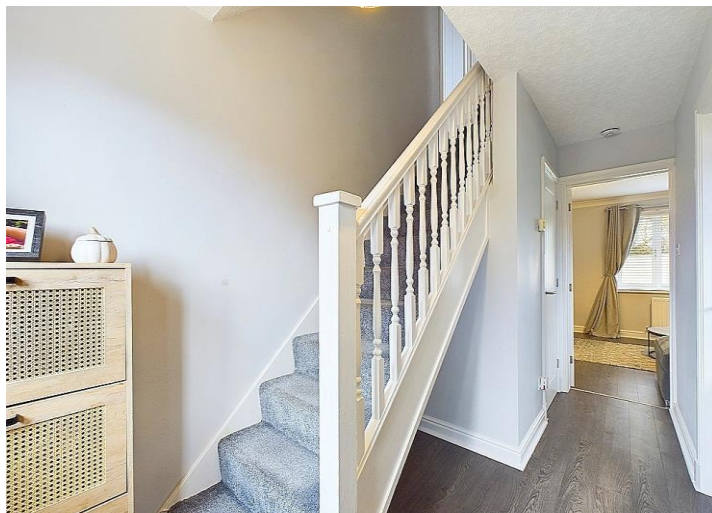


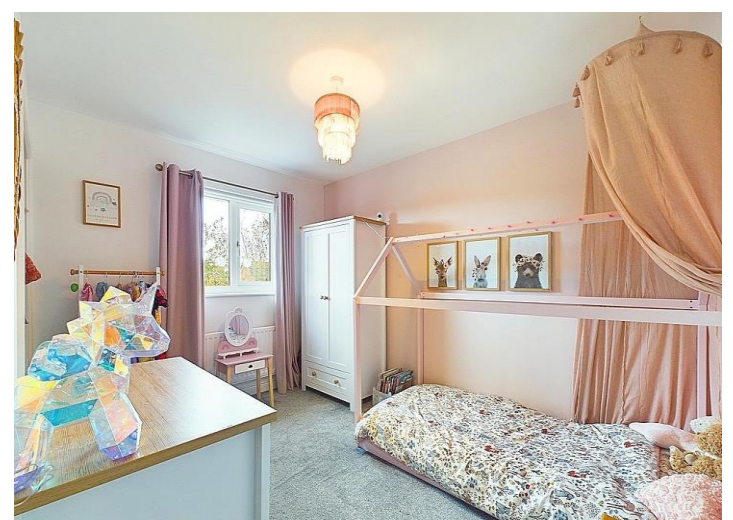
MORTGAGES

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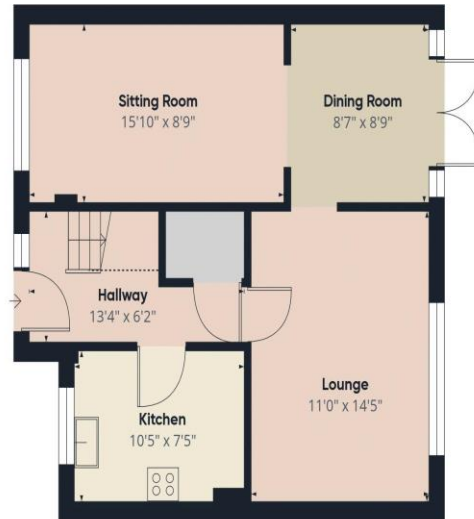
NOTE

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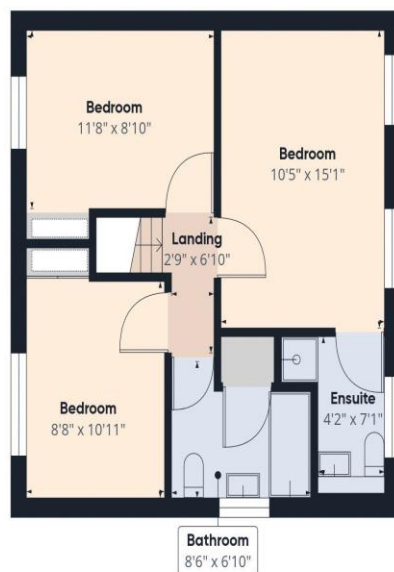








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1011.92 ft²

Reduced headroom

11.95 ft²

(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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