



**Immaculate modern detached home**

**Immaculata throughout and ready to move into**

**Double doors from the lounge and patio doors to the garden, creating a great entertaining space**

**Separate utility and downstairs WC**

**Popular modern estate ideal for families**

**Generous plot incorporating a driveway for four cars and large rear garden**

**Stylish modern open plan kitchen diner**

**Four generously sized bedrooms, with the master boasting an ensuite shower room**

**Integral garage offering additional parking or storage**

**Easy access to local amenities and the town centre**

This beautifully presented home will be a superb choice for any family, whether they are moving into the area, looking to move up the next rung of the property ladder. This spacious, immaculate detached home boasts four double bedrooms and has been well maintained by the current owners. The property is located on a quiet, residential, modern estate, with a cluster of similar recently built properties. Providing easy access to Workington town centre, local schools and the Cumbrian coastline. Conveniently, there is a nearby Morrisons, which is just a few minutes walk away. Throughout, the property is tastefully decorated and ready to move into. On entering the property you will find yourself in the hallway, which provides access to a light and spacious lounge with double interior doors that open up to the stylish kitchen diner with breakfast bar. From the dining area, there are French uPVC double glazed patio doors that open out to the rear garden, making this a fantastic space for entertaining friends and family. There is a useful utility room to the rear and a downstairs WC. To the first floor, there are four well presented and generously sized bedrooms, with the master bedroom boasting a contemporary, ensuite shower room. The immaculate family bathroom is also located centrally between the bedrooms on the first floor. The property boasts an integral garage and a large driveway to the front, which provides off-road parking for four cars making ideal for anyone with multiple cars or perhaps caravan or motorhome. At the rear, there is a spacious, low maintenance garden which gets the sun throughout much of the day and is securely fenced around. To truly appreciate all this property has to offer, we highly recommend you contact the office to arrange a viewing.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted patterned glass, the entrance hall has tasteful, modern décor and provides access to the first floor via the stairs and door leads into the lounge.

### Lounge

The beautifully presented lounge has tasteful, modern décor, a radiator, TV connections and a uPVC double glazed window which overlooks the front of the property. Double doors lead into the open plan kitchen diner.

### Kitchen diner

The stylish, open plan kitchen diner incorporates a range of contemporary, wall and base units, with complementary wood effect work surfaces and matching up stands. The breakfast bar provides additional seating and defines the two areas. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window with an integrated dishwasher beneath. There is a built-in electric oven, with stainless steel gas hob and splash back above and a stainless steel, glass extractor hood and a useful, built in storage cupboard. To the dining area there are uPVC double glazed patio doors which lead out onto the rear garden and provide plenty of natural light. With tiled flooring running throughout the whole room. The space can be opened up to create a fantastic entertaining space, ideal for anyone with family and children. Provides access into the utility.

### Utility

A useful rear utility with a built-in worktop with plumbing for a washing machine and space for tumble dryer below and a built-in wall cabinet. There is tiled flooring and a radiator. A composite door with frosted glass leads out onto the rear of the property, and there is access into the integral garage and the downstairs WC.

### WC

The useful ground floor WC has a push button flush toilet and a corner wall mounted sink with mixer tap. There is tiled flooring, a radiator and a uPVC double glazed frosted glass window.



### **First floor landing**

The well presented first floor landing has pulldown loft access to the ceiling and provides access into four bedrooms and the family bathroom. There is also a useful, built in storage cupboard.

### **Master bedroom**

This light and spacious master bedroom has tasteful, modern décor with a useful, built-in storage cupboard. There is a radiator, TV connections and a uPVC double glazed window which overlooks the front of the property. Provides access into the ensuite.

### **Master ensuite**

The modern, master ensuite has a walk in shower cubicle with tiled surround, a pushbutton flush toilet and a pedestal sink with mixer tap and tiled splash back. There is a chrome, towel heating radiator, tile flooring, an extractor fan and a uPVC double glazed window with frosted glass.

### **Bedroom two**

A good size, well presented light and spacious double bedroom with a uPVC double glazed window which overlooks the front of the property and a radiator.

### **Bedroom three**

The third well proportioned and well presented double bedroom has a uPVC double glazed window which overlooks the rear garden with a radiator below.

### **Bedroom four**

A generously proportioned fourth bedroom with neutral, modern décor, a uPVC double glazed window looking out over the rear of the property and a radiator.

### **Family bathroom**

The contemporary, modern family bathroom is conveniently located between the bedrooms, with a white suite which briefly comprises of a bath with mixer tap, a pedestal sink and a push button flush toilet. There are contemporary, part tiled walls and stylish, mosaic tile effect vinyl flooring. The bathroom benefits from a chrome, towel heating radiator, an extractor fan and a uPVC double glazed window with frosted glass.

### **Garage**

A good size garage with up and over garage door, electric points and lighting.



## Externally

Boasting a large plot which is unusual for the area, the property has ample parking for four cars to the front and a large rear garden, which is enclosed with gated side access with lawn and patio area.

## TENURE

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

## COUNCIL TAX BAND D

## 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.

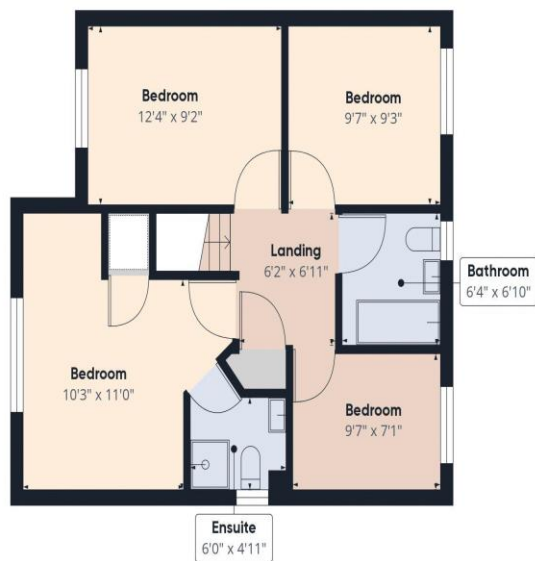






Ground Floor

Approximate total area<sup>m</sup>  
1173.47 ft<sup>2</sup>



Floor 1

(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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