



**Features a wealth of warmth, charm and character**

**Large drive for multiple vehicles and adjoining garage**

**Stunning lounge with eye-catching fireplace**

**Lovely kitchen with double doors leading to a conservatory**

**Downstairs shower room plus first floor bathroom**

**Largely backed by open countryside**

**Fabulous, sun trap garden with numerous seating areas**

**Separate, versatile dining room/sitting room**

**Three well presented, good sized bedrooms**

**Set in a highly desirable area**

This fabulous home has such a tremendous amount to offer. Step inside you will immediately feel the warmth, charm and character this property has to offer. Located on Swallow Hill, within the sought-after area of Common Side, this three-bedroom property will be the perfect choice for a family, or perhaps those looking to downsize from a larger home. The property has been meticulously and lovingly maintained by the current owners and is ready to move into. Set on a generously sized plot, the property has a substantial driveway and garage which provides off-street parking for multiple vehicles. A lovely feature is the garden, separated into two distinct areas. The garden feels private, largely backed by open countryside and has numerous places where you can position garden furniture and enjoy the sunshine. Step inside you'll find yourself in the front porch which leads through to a beautifully presented lounge. The lounge has an original exposed beam and eye-catching fireplace. The lounge opens up to a spacious dining area which could also be used as a sitting room if desired. The kitchen has clearly been well-maintained and offers plenty of storage space and there are double doors that open up to the conservatory. The property benefits from a stylish downstairs shower room, which also has a utility cupboard, space for a washing machine and dryer. The stairs leading up to the spacious landing, a rather attractive area of the home with the windows looking down onto the garden. The first floor has three well presented bedrooms, with the master bedroom featuring dual aspect windows and countryside views. The family bathroom is also located on the first floor. The property is just a few minutes drive to the village of Distington, where you will find a doctor's and convenience store. At the bottom of Swallow Hill, there are regular buses taking you in either direction, to Workington and Whitehaven, which can also be reached in around 5 to 10 minutes by car. Numerous schools are close by, with Whitehaven Academy and St Benedicts Catholic high School around five-minute drive away. This home really has a lot to offer and would be well suited to someone who want something that is unique and ready to move into. To view the property and all it has to offer you and your family, contact the office today and we will arrange a viewing.

## ACCOMMODATION

### Front porch

This traditional front porch certainly adds to the cottage feel. There is lots of natural light via the numerous uPVC double glazed windows and the half glazed uPVC door. The porch has tile flooring and there is plenty of space for a shoe rack. A solid wood door leads through to the lounge.

### Lounge

As you step inside this lovely room, you'll immediately feel the warmth and see the charm and character this property has to offer. You will notice the feature fireplace with its stove style gas fire, set on a tiled hearth, with brick insert and wood surround. Either side of the fireplace, there are alcoves which can be used for shelving or would be ideal for a TV. The room has a large, original ceiling beam and there is wall mounted lighting. Plenty of warmth is provided by two radiators, one of which is set below a uPVC double glazed window that looks out to the front. The lounge opens up to the dining area.

### Dining area

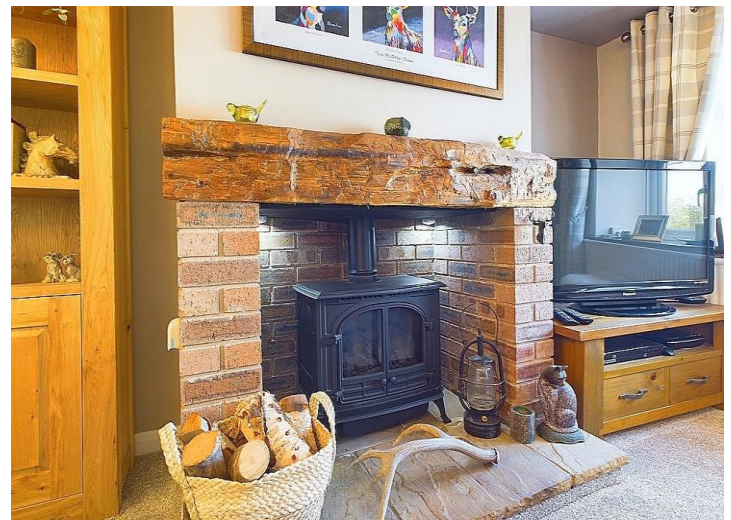
This rather versatile area of the home could be used for a variety of purposes, to suit your individual family needs. Tastefully decorated, there is plenty of space for a large, family size dining room table and chair set. The room has two radiators and a uPVC double glazed window to the front. A fully glazed door leads through to the kitchen, whilst attractive stairs lead up to the first floor.

### Kitchen

This cottage style kitchen incorporates a range of wall and base units, with a complementary worktop and tile splash backs. There is a built-in electric oven and grill, with a separate gas hob and extractor above. A stainless steel sink with mixer tap is set below a window looking through the conservatory and onto the garden. The kitchen benefits from a breakfast bar, tile flooring, built-in cupboards and two radiators make it lovely and warm. Double doors allow in additional natural light and lead through to the conservatory.

### Conservatory

A fantastic addition to the property is this lovely conservatory which benefits from a continuation of the tile flooring found in the kitchen. There are numerous windows, and a fully glazed uPVC door leads out to the garden. A door from the conservatory also leads to a downstairs shower room.



### Downstairs shower room

Here you will find a walk in shower with full height glass screen, with the shower control set on the tiled surround. There is a wash basin with mixer tap and a toilet, set within a large vanity which has a mirror, lights and plenty of cupboards providing useful storage. The shower room also has a large, two-door utility cupboard, where there is plumbing for a washing machine and space for a tumble dryer, keeping those noisy appliances away from the kitchen. There are fully tiled walls, a chrome heated towel rail, an extractor and a uPVC double glazed frosted window.

### First floor landing

As you head up the stairs to the first floor, you will notice the window that looks out onto the garden and the exposed beam. The spacious landing is certainly an attractive area of the home and there are two additional windows offering a pleasant outlook onto the garden. The landing has a radiator and leads to all three bedrooms and the bathroom.

### Bedroom one

This lovely double bedroom boasts dual aspect uPVC double glazed windows, both enjoying a pleasant outlook, with one looking across the garden and onto fields. The radiator provides plenty of warmth and there is ample space for wardrobes and drawers.

### Bedroom two

A second light and airy bedroom with a radiator and a uPVC double glazed window to the front.

### Bedroom three

The third good sized bedroom is currently used as a dressing room and has modern flooring, a radiator and a uPVC double glazed window.

### Bathroom

This beautiful and immaculate bathroom suite comprises of a bath with glass screen and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has built-in cupboards which provide excellent storage and there is also shelving and an eye-catching wood shelf which extends around much of the bathroom. The bathroom has a radiator and a uPVC double glazed frosted window which allows in plenty of light whilst maintaining privacy.



## Garage

The garage benefits from a pedestrian door to the rear, power points and lighting.

## Exterior

At the front of the property, there is a substantial driveway which provides off-street parking for multiple vehicles, leads to the garage and is ideal for anybody with a caravan or motorhome. The property enjoys a delightful garden, with a substantial patio area to the rear, which is perfect for garden furniture, feels private and gets the sun throughout much of the day. There are steps leading up to a lawned area where you will find an additional raised seating area and two garden sheds. An additional area of the garden is accessed via a path and there is a lawn and a range of shrubs and flowers, providing a splash of colour. The garden is largely backed by fields which makes a peaceful place in which to enjoy the sunshine.

## TENURE

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

## COUNCIL TAX BAND C

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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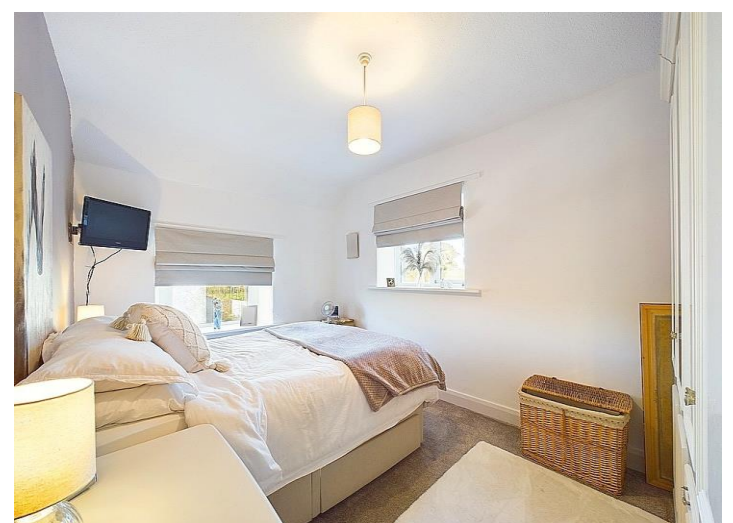
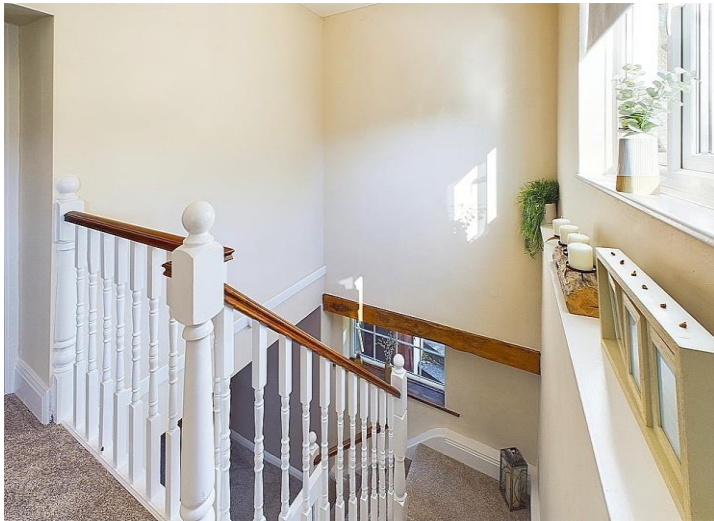
## MORTGAGES

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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

Approximate total area<sup>®</sup>  
1210.84 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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