



**Beautifully presented detached family home**

**Three beautifully presented double bedrooms, all boasting sea views**

**Modern open plan kitchen diner, with patio doors out onto the rear garden**

**Contemporary modern first-floor bathroom, and a master ensuite**

**Useful garage for additional storage or parking.**

**Large corner plot, with ample parking, and generous gardens**

**Immaculate throughout, and ready to move into**

**Useful separate utility, and ground floor WC**

**Popular modern estate, in a convenient location**

**Ideal for families, with local schools within easy reach**

Set on a spacious plot at the rear of this modern popular estate, and boasting lovely sea views is this beautifully presented detached family home. The property being a corner plot boasts ample off-road parking for up to 4 cars, there is a garage offering additional storage or parking. The spacious well presented rear garden certainly complements the property and makes an ideal family home for anyone who enjoys the sun, while spending time in the garden with family or friends. The property is just a short drive to Workington town centre, with a local supermarket just a short walk away. On entering the property the well presented hallway, gives a glimpse of the lovely finish, with stairs to the first floor, with access into a bright and spacious lounge with lovely neutral décor, providing access into the stylish modern open plan kitchen diner, which has patio doors out onto the large rear garden. The ground floor also benefits from a useful utility room, and WC. To the first floor there are three well presented double bedrooms which all enjoy the panoramic sea views to the front and rear of the property, the master bedroom boasts a beautiful ensuite shower room, and the stylish family bathroom is also conveniently located by the bedrooms. Externally the property boasts a larger plot than most which allows for additional parking to the front and a large garden to the rear, and is fenced around for security, benefitting from a lovely patio area and well maintained lawn.



## ACCOMMODATION

### Entrance hall

Enter through a modern uPVC double glazed door with frosted glass panel, the well presented entrance hall has tasteful neutral modern décor, a radiator, and is complemented by the dark wood effect flooring. With access into the lounge, kitchen diner, and downstairs WC, with stairs leading to the first floor.



### Lounge

The light and airy lounge is tastefully decorated and well presented, with neutral modern décor, complemented by the dark wood effect flooring. With a uPVC double glazed window which overlooks the front of the property, with a radiator below, and a TV aerial point.

### Kitchen diner

This stylish modern open plan kitchen diner incorporates a range of contemporary cream wall and base units, with contrasting work surfaces and matching up stands. A built-in electric oven, a stainless-steel gas hob, with splash back above, and an integrated extractor fan. A 1.5 stainless steel sink and drainer unit, with a mixer tap, which sits below a uPVC double glazed window, with dark wood effect flooring, and a breakfast bar that separates the dining area, here you will find uPVC double glazed doors which lead out onto the rear garden. With dark wood effect flooring throughout, a radiator, and provides access into the utility room.



### Utility

A useful rear utility with built-in worktop, with plumbing for a washing machine, and space for a tumble dryer below, with built-in base units housing the combi boiler. A door with frosted glass, leads out onto the rear garden.

### Downstairs WC

Ideal for family life the downstairs WC, offers additional facilities with a wall mounted sink built into a modern vanity unit, with a waterfall tap, and a push button flush toilet. Stylish part tiled walls, and modern décor, a radiator, and an extractor fan, with modern mosaic effect flooring.



### **First-floor landing**

Spacious first floor landing provides access into three bedrooms, and the family bathroom, with a uPVC double glazed window on the half landing, with loft access above.

### **Master bedroom**

The beautifully presented light and airy master bedroom, has plenty of space and the uPVC double glazed window boasts beautiful sea views towards the front of the property, with a radiator below. A tasteful modern décor and provides access into the master ensuite.

### **Master ensuite**

A contemporary modern ensuite shower room incorporates a corner shower cubicle with curved glass doors, with mixer shower with controls built into the tiled surround, a wall mounted waterfall showerhead, with a separate handheld wall mounted jet showerhead. A push button flush toilet, and a pedestal sink, with a black mixer tap, fully tiled walls, tiled flooring and a wall mounted black towel heating radiator, with an extractor fan, and spotlights to the ceiling.

### **Bedroom two**

This good size 2nd bedroom with a uPVC double glazed window which overlooks the rear garden and enjoys the sea view to the rear of the property, a radiator, and neutral modern décor.

### **Bedroom three**

Currently used as a dressing room, this generously proportioned third bedroom is beautifully presented with a uPVC double glazed window which overlooks the rear of the property, enjoying lovely sea views, with a radiator below.

### **Family bathroom**

The stylish modern family bathroom incorporates a bath, with an ornate mixer tap, with a handheld shower attachment, with a mixer shower above and a rainfall showerhead, and glass shower screen. A pedestal sink with mixer taps, and a push button flush toilet, with modern marble effect tiles, wood effect flooring, and spotlights, and extractor fan to the ceiling, with a wall mounted anthracite towel heating radiator, and a uPVC double glazed frosted glass window.





## Externally

Being situated at the back of this popular modern estate, the property boasts a large plot, incorporating ample parking for up to 4 cars, and a detached garage to the front. With a larger than average garden to the rear, with a lovely patio area, with a well maintained lawn, the garden is fenced around with gated access, making ideal for anyone with pets or children.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND C

## EPC TBC



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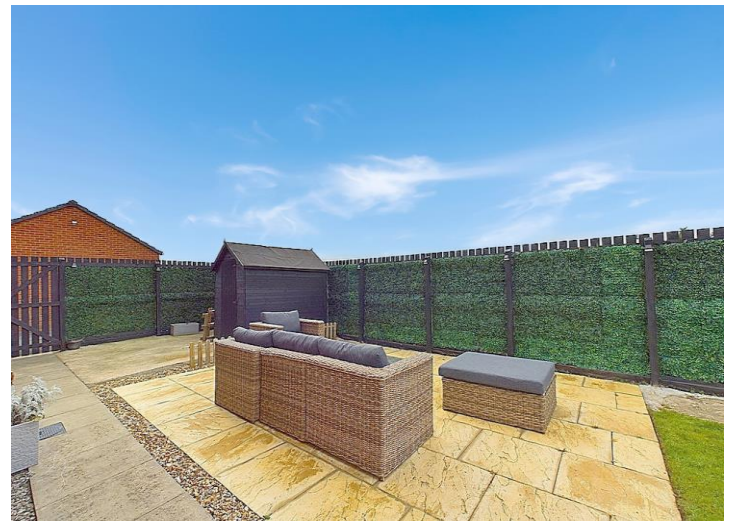
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## NOTE

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Ground Floor

Approximate total area<sup>(1)</sup>  
903.63 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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