



**Appropriately named Wood View**

**Enjoys views over the river Calder and woodland beyond**

**Located in an attractive village setting**

**Within easy reach of the Cumbrian coastline, fells and lakes**

**A perfect first home or holiday home**

**In excellent condition from top to bottom**

**Well presented, tastefully decorated lounge**

**Features a modern kitchen and bathroom**

**Two generously sized bedrooms**

**Fabulous walks within easy reach**

This lovely home is appropriately named One Wood View, as it enjoys fabulous views over woodland to the rear. The views can be particularly enjoyed from the spacious patio, where you look down onto the river Calder. A lovely place in which to sit and relax and enjoy the view. Not only that, but there is also off-street parking located towards the rear of the property. This pretty village of Calderbridge is within easy reach of the attractive Cumbrian coastline and picturesque, quieter western lakes and surrounding fells. The nearest lake, Wastwater can be reached in just 15 to 20 minutes by car.

The property will be ideal for a first-time buyer looking to get on the property ladder but may suit someone who is downsizing or perhaps looking for a holiday home or holiday let. In excellent condition throughout, it is clear the current owner has well-maintained the property and it is ready to move into. Within this lovely home, you will find a hallway which leads through to a well presented lounge. Beyond the lounge, there is a modern kitchen with plenty of storage and integrated appliances. The first floor landing leads to both bedrooms, with the rear bedroom enjoying a pleasant view towards the woodland at the rear. The modern family bathroom, like the rest of the property is in superb condition and is located by the bedrooms on the first floor.

Externally, there is the aforementioned parking and a large patio area which is perfect for garden furniture enjoying the view. To view this lovely home and all it has to offer please get in touch arrange a viewing.



## ACCOMMODATION

### Hallway

The hallway is accessed by a uPVC door with eye-catching frosted glass panel. There is modern flooring, a radiator, a door to the lounge and stairs to the first floor landing.

### Lounge

The centrepiece of this delightful room is the stylish fireplace, set against the chimney breast. The room has tasteful décor and modern flooring. There is decorative coving, a radiator and a uPVC double glazed window to the front. A door leads through to the kitchen.

### Kitchen

This modern kitchen is in immaculate condition and incorporates a range of white wall and base units with a complementary worktop and partially tiled walls, creating a cottage feel. There is a built-in electric oven and grill with a separate gas hob and an extractor in place above. The kitchen boasts an integrated microwave and dishwasher. A stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out to the rear and the woodlands beyond. There is a radiator, modern flooring, an under stairs storage cupboard and a half glazed uPVC door leads out to the exterior.

### First floor landing

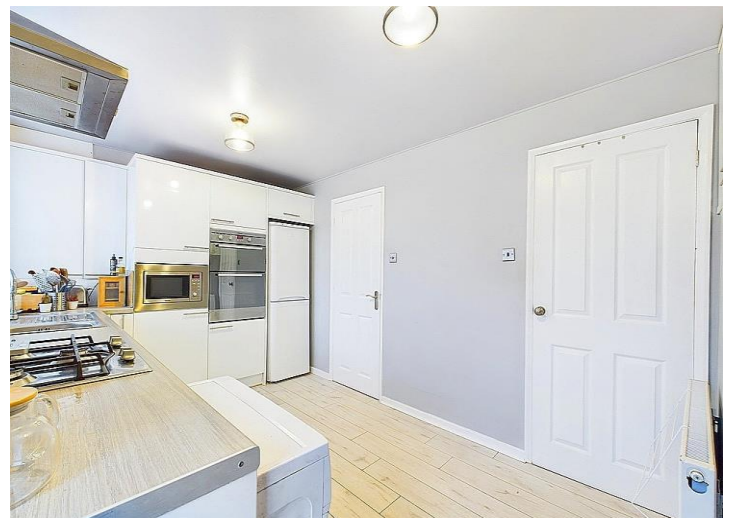
The landing provides access to both bedrooms, the bathroom and the loft.

### Bedroom one

This large double bedroom has lots of natural light, with two uPVC double glazed windows. The room benefits from decorative coving, a radiator and is tastefully decorated with modern flooring.

### Bedroom two

A second lovely bedroom with decorative coving, a radiator and a uPVC double glazed window enjoying a view towards the woodland.



## Bathroom

The bathroom, like the rest of the property is in fantastic condition and comprises of a bath with central mixer tap. There is a pushbutton toilet and pedestal hand wash basin with mixer tap. The bathroom features fully tiled walls, a radiator and a uPVC double glazed frosted window.

## Exterior

At the rear of the property there is a driveway providing off-street parking. There is also a spacious patio area which enjoys a fabulous view over the river Cadler and onto woodland beyond. The patio area has plenty of space for garden furniture and is a lovely place in which to sit, relax and enjoy the view.

## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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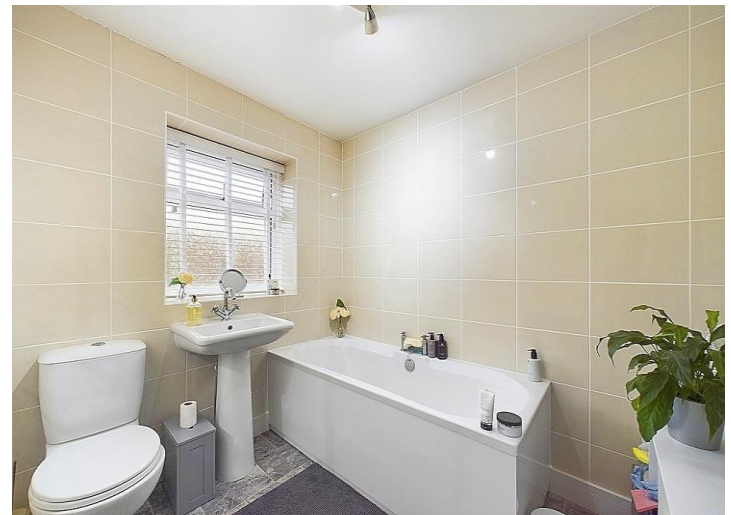


## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

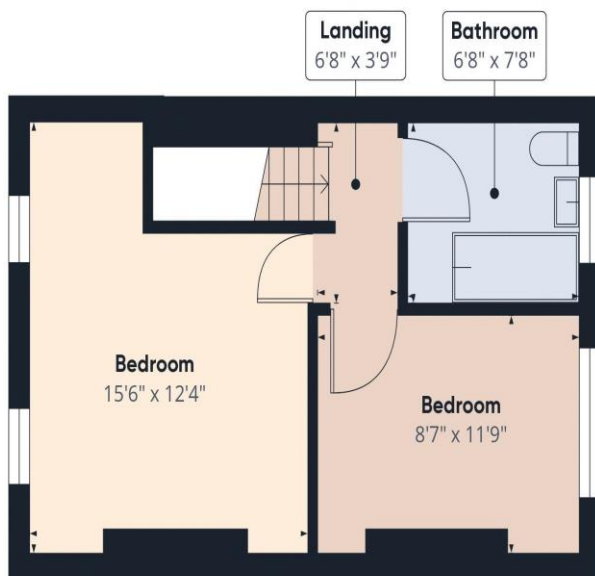
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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



Floor 1



**Approximate total area<sup>(1)</sup>**  
686.51 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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