



Stunning modern four bedroom home

Open plan ground floor ideal for entertaining

Large tarmac drive with electric car charging point

Beautiful master suite with ensuite shower room

Beautifully landscaped low maintenance garden with raised decking

Beautiful rear extension with bi-fold doors to the garden

Four well presented bedrooms

Convenient Location walking distance to local amenities

Garage with electric roller door

Ideal for first time buyers, couples and families alike

Step into this stunning four-bedroom modern property located on the outskirts of Aspatria, a delightful Cumbrian town that boasts a range of amenities within easy reach. This immaculate family home exudes a tasteful charm with its modern décor and thoughtful design.

Conveniently situated within walking distance to the town centre, which offers all the essentials just a leisurely stroll away. Plus, with the train station also within walking distance, you'll have easy access to excellent transport links connecting you to surrounding areas. Want to explore further afield? The Lake District and the city of Carlisle are just a short drive away or easily accessible by train.

As you cross the threshold, you're greeted by a welcoming hallway featuring a spacious walk-in cloakroom, perfect for family storage needs. The ground floor has been thoughtfully designed to create a seamless open-plan living, dining, and kitchen space that's ideal for hosting gatherings with friends and family.

The modern high gloss kitchen is a cook's dream, boasting integrated appliances, modern work surfaces, and a convenient breakfast bar that separates the kitchen from the living space. The spacious lounge area is a cosy retreat, complete with a free-standing log effect electric fire that serves as a charming focal point, with TV connection points mounted on the wall above.

Step through to the rear extension, and you'll be greeted by a stunning space flooded with natural light streaming in from the vaulted skylight and bi-fold doors that effortlessly connect the indoors to the outdoors. The contemporary decor and wood effect flooring add a touch of elegance to the space. Venture upstairs to discover three well-presented bedrooms on the first floor, with a modern family bathroom nestled in between.

The entire second floor is dedicated to the beautiful master suite, offering a bright and airy ambience, ample storage tucked into the eaves, and a stylish ensuite shower room.

Outside, the property impresses with a large tarmac driveway equipped with an electric car charging point leading to the garage with an electric roller door. The beautifully landscaped rear garden is a sanctuary of tranquillity, featuring artificial grass that requires minimal maintenance and a raised decking area perfect for soaking up the sunshine and a built-in wooden planter adding a splash of colour. The Garden is securely fenced around with gated access to the side.

This home's modern design, light-filled spaces, and high-end finishes make it a must-see. Don't miss your chance to experience the charm and comfort of this lovely property – schedule a viewing today!



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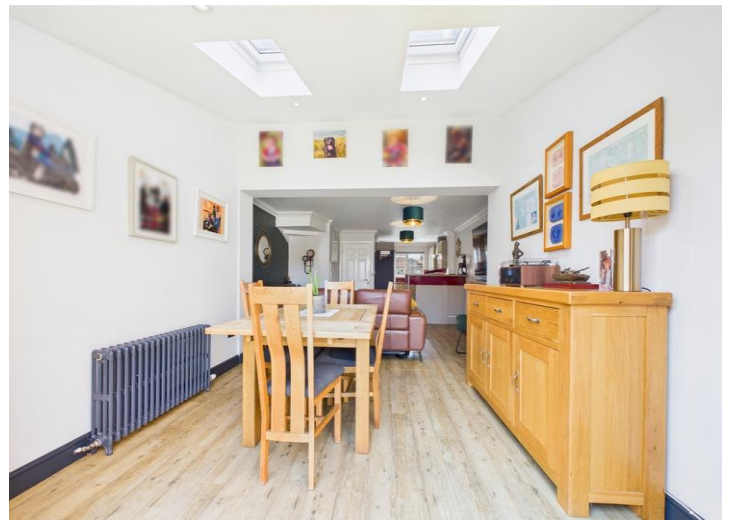
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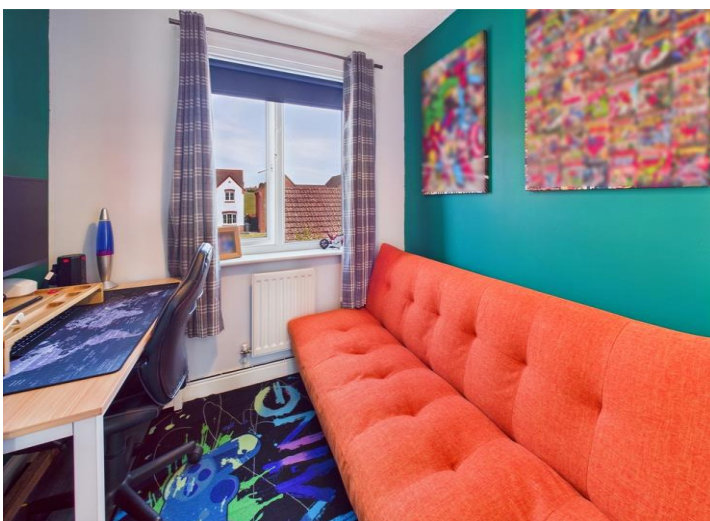
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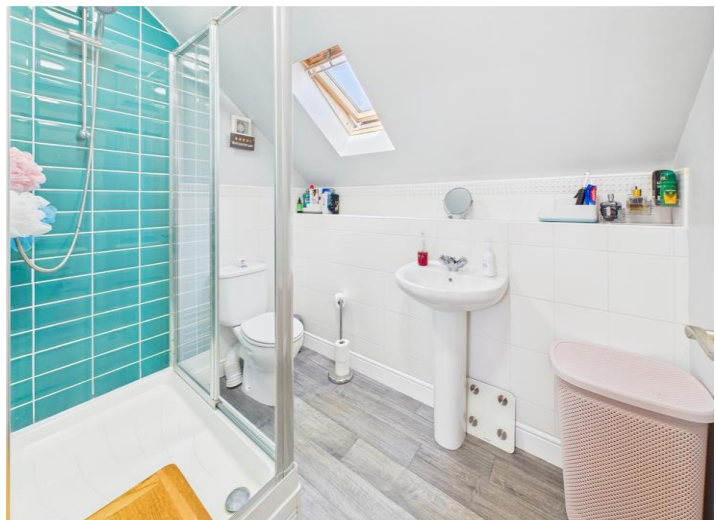
NOTE

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.









 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div>Approximate total areaⁱⁱⁱ 1079 ft² Reduced headroom 12 ft²</div>
 <p>Floor 2 Building 1</p>	 <p>Ground Floor Building 2</p>	<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom Below 5 ft</div> <div>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. GIRAFFE360</div>