



Spacious four bed semi-detached property

Large kitchen/diner with separate utility

Conservatory overlooking the pleasant mature garden

Bright and airy lounge

Spacious family bathroom plus downstairs shower room

Driveway plus integrated garage



Situated within the popular village of Seascale, 41 Santon Way is a spacious four bed semi-detached property. The property is well presented throughout and would be ideally suited to a growing family, as it boasts ample living space. The area is ideal for those working at Sellafield and the local amenities of the village are just a short walk away. The village boasts a pleasant beach and is popular with children and dog walkers. The accommodation briefly comprises: hallway, lounge, large kitchen/diner, utility, shower room and conservatory. To the first floor are four bedrooms and the family bathroom. There is also the potential to create an en suite. Externally, there is an open lawn at the front with a driveway leading to the integrated garage. To the rear is a pleasant mature garden. Internal viewing is highly recommended.

ACCOMMODATION

Porch 8' 0" x 4' 7" (2.44m x 1.40m)

Through a uPVC door with double glazed frosted glass. Tiled flooring, power point, wall mounted lighting and a uPVC double glazed window. Provides access to the hallway through a uPVC double glazed door with frosted glass

Hallway 11' 1" x 6' 0" (3.38m x 1.83m)

Decorative coving, power point, understairs storage area and a double panel radiator. Access to the lounge, kitchen and stairs leading to the first floor landing.

Lounge 14' 5" x 11' 3" (4.39m x 3.43m)

A good sized lounge boasting a coal effect gas fire set on a granite effect hearth and inset and a wood surround. TV, Sky and phone points, decorative coving, double panel radiator and a uPVC double glazed window.

Kitchen area 11' 9" x 10' 2" (3.58m x 3.10m)

A large open kitchen/diner with the kitchen comprising a range of wall and base units with a complementary worksurface. Built-in electric oven, separate electric hob with an extractor above. Stainless steel sink and drainer with mixer tap, tiled flooring, plumbing for a dishwasher, tiled splashbacks, breakfast bar and a uPVC double glazed window. Opens up to the dining area and access to the garage.

Dining area 11' 7" x 11' 0" (3.53m x 3.35m)

A spacious dining area with ample space for a dining table and chairs, laminate flooring, built-in larder cupboard and a double panel radiator and provides access to the conservatory through uPVC double glazed patio doors.

Conservatory 11' 4" x 11' 0" (3.45m x 3.35m)

A large dwarf wall conservatory with ceiling fan, power points, laminate flooring and access to the rear garden through uPVC double glazed French doors.

Utility room 7' 9" x 6' 3" (2.36m x 1.90m)

Fitted with a range of base units with a complementary worksurface. Plumbing for a washing machine and space for a tumble dryer. The utility room also houses a Potterton combi boiler. uPVC double glazed window overlooking the rear garden and access to a ground floor shower room.

Shower room 7' 9" x 4' 0" (2.36m x 1.22m)

Comprising of a shower cubicle with fully tiled walls and electric shower, hand wash basin with tiled splashback and WC. Part tiled walls, extractor, double panel radiator and a uPVC double glazed frosted window.



First floor landing

Power points, built-in linen cupboard and access to four bedrooms, bathroom and the loft.

Bedroom one 14' 0" x 11' 4" (4.26m x 3.45m)

A double bedroom with a single panel radiator and a uPVC double glazed window which offers a pleasant outlook.

Bedroom two 14' 2" x 9' 7" (4.31m x 2.92m)

A good sized double bedroom with three built-in wardrobes, single panel radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom three 13' 6" x 10' 8" (4.11m x 3.25m)

A good sized double bedroom with single panel radiator and two uPVC double glazed windows. Leads to a large L-shaped storage area.

Storage area 8' 2" x 7' 4" (2.49m x 2.23m)

An L-shaped storage area with a uPVC double glazed window and would make an ideal en-suite due to its position near the bathroom.

Bedroom four 9' 2" x 8' 4" (2.79m x 2.54m)

A good sized fourth bedroom which is currently used as a home office and benefits from built in shelving, single panel radiator and a uPVC double glazed window offering pleasant view

Bathroom 13' 11" x 5' 6" (4.24m x 1.68m)

A large family bathroom comprising of a double ended bath with mixer tap and shower attachment, large corner shower cubicle with twin sliding doors and a Triton shower, pedestal hand wash basin with mixer tap and WC. Fully tiled walls, sunken ceiling spotlights, chrome heated towel rail, tile effect laminate flooring, shaver point, single panel radiator and a uPVC double glazed frosted window.

Garage

A large single garage with a roller door, power and lighting. Access to the utility room and to the side of the property through a uPVC door with frosted glass.

Exterior

To the front the property benefits from a drive providing off-street parking for two cars and the drive leads to the garage. There is also external solar lighting to the front. The rear garden which is an ideal size for a family has been designed with ease of maintenance in mind and there is a spacious well maintained lawn, patio area with a feature curve sandstone wall. The garden is partially hedged around and to the left there is a new fence, added 2019. The rear garden also benefits from an outside tap.



TENURE:

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

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NOTE

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