

**Highly desirable area****Immaculate, and tastefully decorated****Beautiful, well presented lounge****Spacious open plan kitchen/diner****Master bedroom boasts an en suite and dressing room****Bathroom, shower room and downstairs WC****Large driveway and garage****Well maintained garden to both front and rear**

This beautifully presented four-bedroom detached home is set in the highly desirable area of Stainburn. This attractive area has always been popular with families and professionals. The nearby A595 provides easy access to the surrounding areas and the larger towns of Workington, Whitehaven and Cockermouth are just a short drive away. The Cumbrian coastline, picturesque Western Lakes and surrounding fells are also within easy reach. This lovely home has been meticulously maintained by the current owners and is in a superb condition throughout. The property is stylish and ready to move into. The accommodation of the property comprises briefly of a hallway, lovely lounge with a feature arch that opens up to a light and airy open plan kitchen/diner. Also on the ground floor is a useful WC. To the first floor the spacious landing leads to all four bedrooms with the master bedroom boasting an en suite and dressing room. By the bedrooms the property benefits from not only a bathroom but also an additional shower room. Externally the property enjoys a spacious driveway which leads to the garage. There is a well maintained garden to both the front and rear which certainly complements the property. To fully appreciate this fabulous home and everything it has to offer we highly recommend you contact us to arrange a viewing.

ACCOMMODATION

Entrance hallway 10' 10" x 3' 5" (3.30m x 1.04m)

The hallway is entered through a composite door with large frosted panel allowing plenty of natural light into the hallway. Benefits from a designer column radiator, ceiling spotlights, phone point, decorative coving and Amtico flooring. Provides access to the lounge, WC and stairs to the first floor landing.

WC 5' 8" x 2' 3" (1.73m x 0.69m)

WC set on a vanity unit providing storage with three matching cabinets above. Wash basin over a vanity unit providing additional storage. Tiled splashbacks, tiled flooring, extractor, single panel radiator and a uPVC double glazed frosted window.

Lounge 13' 9" x 11' 10" (4.19m x 3.60m)

A lovely, well presented room benefiting from a coal effect gas fire set on a marble hearth with matching marble inset and wood surround. TV point, satellite point, phone point and ethernet points. Decorative coving, double panel radiator and a uPVC double glazed window looking out over the front garden. Feature arch opens up to the open plan kitchen/diner.

Kitchen/diner 25' 3" x 9' 4" (7.69m x 2.84m)

This lovely light and airy room is the heart of the home and the kitchen incorporates a range of cream wall and base units with a complementary worktop with matching upstands. Built-in electric oven and grill with a separate induction hob and stainless steel extractor hood above. Integrated dishwasher and integrated fridge. Sink 1.5 with drainer board and designer mixer tap below a uPVC double glazed window looking out onto the rear garden. The dining area has more than ample space for a family size dining room table and chair set. There is a designer column radiator, underfloor heating, Amtico flooring, TV point, decorative coving and three ceiling lights in total. Large under stairs storage cupboard providing ample storage, in addition to the UPVC double glazed window the room boasts uPVC French doors and patio doors which not only provide lots of natural light but also open out to the patio area of the rear garden.

First floor landing 10' 4" x 9' 5" (3.15m x 2.87m)

The spacious landing has ceiling spotlights, linen cupboard and a single panel radiator. Provides access to all bedrooms, bathroom and the shower room.

Master bedroom 9' 4" x 8' 2" (2.84m x 2.49m)

This well presented double bedroom boasts a two door built-in wardrobe, its very own dressing room and en suite. There are connections for flat screen wall mounted TV, phone point, single panel radiator and a uPVC double glazed window.

Dressing room 6' 5" x 5' 8" (1.95m x 1.73m)

The dressing room boasts a five door fitted wardrobe (one mirrored). There are ceiling spotlights, single panel radiator and a uPVC double glazed window.



Master en suite 5' 8" x 4' 1" (1.73m x 1.24m)

This stylish and immaculate en suite incorporates a shower with the control set onto a tiled surround, WC and wash basin with mixer tap is set over a large vanity unit with matching two door cabinet and mirror above providing plenty of storage. Shaver point, tiled flooring, part tiled walls, single panel radiator, ceiling spotlights and extractor.

Bedroom two 9' 1" x 8' 7" (2.77m x 2.61m)

A lovely double bedroom benefiting from a built-in wardrobe, TV point, phone point, single panel radiator and a uPVC double glazed window.

Bathroom 5' 8" x 5' 8" (1.73m x 1.73m)

This well maintained bathroom comprises of a P-shaped bath with matching curved glass screen, mixer tap and Triton shower above. WC and pedestal hand wash basin with mixer tap. Heated towel rail, tiled flooring, part tiled walls, shaver point, extractor and a uPVC double glazed frosted window.

Bedroom three 10' 9" x 9' 9" (3.27m x 2.97m)

A lovely, spacious double bedroom with a three door fitted wardrobe, TV point and a single panel radiator below a uVC double glazed window enjoying a pleasant outlook.

Bedroom four 8' 4" x 7' 6" (2.54m x 2.28m)

Currently used as a home office this bedroom benefits from a TV point, ethernet point and single panel radiator and a uPVC double glazed window overlooking the rear garden.

Shower room 5' 9" x 5' 6" (1.75m x 1.68m)

Like the rest of the property the shower room is in a fabulous condition and comprises of a large shower cubicle with both monsoon and handheld shower heads set on a tiled surround. A WC and wash basin with mixer tap is set in a large vanity unit with additional cabinets and mirror above providing ample storage. Tiled flooring, part tiled walls, large heated towel rail, shaver point, extractor and a uPVC double glazed frosted window.

Garage 18' 5" x 8' 7" (5.61m x 2.61m)

The garage, which houses the Baxi boiler, has plumbing for a washing machine, space for a tumble dryer and fridge/freezer. There is a sink, base units and wall units providing storage. Garage has lighting, power points tap and boasts an electronic sectional door.

Exterior

At the front of the property there is a spacious well maintained driveway that provides parking for several vehicles. There is also a generously sized yet low maintenance garden to the front which is laid to lawn and has a mature tree. At the rear the delightful garden has a large patio area and a decked area with pergola providing a choice of pleasant seating areas. There is a well maintained lawn, power supply, outside lighting and the garden is securely fenced around.



TENURE:

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

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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.





