



**Stunning modern detached dormer bungalow**

**Stylish modern kitchen/diner**

**Well maintained garden with large summerhouse**

**Three en-suite double bedrooms**

**Large driveway and integral garage**

**Popular modern estate**

This stunning, modern, detached bungalow, with many additional extras, is located in the popular town of Cleator Moor and nestled in a modern estate. This immaculate, three double bedroom dormer-bungalow, with three stylish ensuite rooms, two boasting dressing rooms, finished to an extremely high standard. It also has stylish, contemporary kitchen/diner and beautifully presented lounge. This stunning property is sure to attract attention. The town itself offers amenities within walking distance, and great transport links to the nearby town of Whitehaven. The accommodation briefly comprises: a spacious entrance hall with galleried landing, beautiful, light and airy lounge. There is a stylish, high end, kitchen/diner, with island and patio doors, utility and downstairs WC, plus a ground floor bedroom with walk-in wardrobe and stylish ensuite. To the first floor there are two further beautifully presented double bedrooms with dressing rooms and modern ensuites. Externally the property benefits from a driveway, wrap around gardens and a lovely recently built summer house. Viewing is highly recommended to appreciate this stunning property.





## ACCOMMODATION

### **Entrance hall** 14' 6" x 7' 3" (4.42m x 2.21m)

Entered through a modern uPVC door with frosted glass panels. Beautifully presented entrance hall with modern neutral decor and grey oak effect flooring, with large skylight window and galleried landing, open split-level staircase leading to the first floor, secondary uPVC double glazed window and large storage cupboard. With underfloor heating and spotlights to the ceiling. Provides access into the lounge, kitchen/diner, downstairs WC, ground floor bedroom and access into the integral garage.

### **Lounge** 15' 1" x 12' 8" (4.59m x 3.86m)

Beautifully presented spacious lounge with modern neutral decor, underfloor heating, two uPVC double glazed windows providing plenty of natural light and wall-mounted TV point. With spotlights to the ceiling.



### **Kitchen/Diner** 20' 7" x 14' 7" (6.27m x 4.44m)

Stunning, modern, contemporary kitchen/diner, With a range of wall and base units with complementary work surfaces and central island, with low level lighting, with induction hob incorporating a modern extractor. Integrated appliances including, fridge/freezer, double electric oven and grill, warming drawer, and dishwasher, there is also a modern 1.5 composite sink and drainer unit with mixer tap with uPVC double glazed window overlooking the side garden. To the dining area there is a wall mounted TV aerial point, and large uPVC double glazed patio doors providing plenty of natural light and leading out onto the rear garden. The kitchen and dining area benefit from under floor heating.



### **Utility room** 9' 4" x 4' 1" (2.84m x 1.24m)

Useful modern utility room, with base units and work top matching the kitchen, stainless sink and drainer unit with mixer tap, plumbing for washing machine and space for tumble dryer. With uPVC double glazed door with frosted glass panel leading out onto the rear of the property.

### **Ground floor bedroom** 13' 5" x 12' 5" (4.09m x 3.78m)

Generously proportioned double bedroom with large walk-in wardrobe with beautiful oak doors. uPVC double glazed window overlooking the rear garden, provides access into the ensuite shower room.

### **Ensuite** 9' 2" x 5' 3" (2.79m x 1.60m)

Stylish modern ensuite shower room with suite briefly comprising; large walk-in shower cubicle with mixer shower with both rainfall and jet showerhead attachments, modern rectangular wash hand basin with waterfall mixer tap, built into a modern vanity unit with storage cupboards, and pushbutton flush WC. With part tiled walls, wall-mounted towel heating radiator, extractor fan and spotlights to the ceiling and uPVC double glazed frosted glass window.



**Ground floor WC 8' 2" x 3' 3" (2.49m x 0.99m)**

Useful, modern downstairs WC with rectangular hand washbasin with waterfall mixer tap, built into a modern grey vanity unit, pushbutton flush WC, wall-mounted chrome towel heating radiator and spotlights and extractor fan to the ceiling. With uPVC double glazed frosted glass window

**First floor landing**

Beautiful light and spacious galleried landing with skylight window. With oak doors leading to two ensuites, double bedrooms and large storage cupboard.

**Bedroom 12' 6" x 12' 4" (3.81m x 3.76m)**

Spacious, beautifully presented double bedroom with skylight window, wall-mounted TV aerial point, uPVC double glazed window and double paneled radiator; the bedroom is open to the dressing room.

**Dressing room 12' 2" x 8' 4" (3.71m x 2.54m)**

With Velux skylight window and built-in hanging rails and shelving with double paneled radiator. Provides access into the ensuite shower room.

**Ensuite shower room 6' 6" x 5' 4" (1.98m x 1.62m)**

Modern ensuite with corner shower cubicle with mixer shower with both waterfall and jet showerheads, hand wash basin with mixer tap built into a high-gloss vanity unit and pushbutton flush WC. With modern part tiled walls and vinyl flooring, spotlights and extractor fan to the ceiling and modern chrome towel heating radiator.

**Bedroom 16' 3" x 13' 6" (4.95m x 4.11m)**

Large light and airy, double bedroom with Velux skylight window and a uPVC double glazed window with beautiful views towards dent fell, wall-mounted TV aerial point, double paneled radiator and loft access to the ceiling. The bedroom is open to the dressing area.

**Dressing room 8' 8" x 8' 3" (2.64m x 2.51m)**

Spacious, useful second dressing room with built in rails and shelving, spotlights to the ceiling, Velux skylight window and double paneled radiator, provides access into the ensuite shower room.

**Ensuite 6' 4" x 6' 3" (1.93m x 1.90m)**

Stylish modern ensuite shower room with corner shower cubicle with mixer shower with both rainfall and jet showerheads, large rectangular hand wash basin with mixer tap built into a modern grey vanity unit and pushbutton flush WC, with wall-mounted chrome towel heating radiator and spotlights and extractor fan to the ceiling.





**Externally**

To the rear of the property is a well maintained lawn and patio which is fenced around, with gated access to the side, leading to the front of the property, To the side of the property is a good size beautifully maintained lawn and recently built summer house, with shelter to the side which was built as a hot tub area. Ideal for home office, home bar or summer house. To the front of the property is a large block paved driveway providing off-road parking and leading to the integral garage.

**TENURE**

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

**LOW FEES, LOCAL EXPERTISE**

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

**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.







