

Foxhollow Close, Broughton Moor, Maryport, CA15 7RP

Asking Price £285,000

Council Tax Band: D



Welcome to 52 Foxhollow Close, Broughton Moor. A fabulous, executive home in a lovely, quiet location. Just over a year old, this exceptional property has been upgraded throughout by the current owners and, in our opinion, now offers so much more than an equivalent, new property.

These improvements include new lighting throughout, kitchen and bathroom upgrades, improved access, new flooring and external landscaping.

Set back from the road by a freshly landscaped front garden and double driveway, this property's location at the end of a cul de sac, keeps passing traffic to a minimum, creating a safe environment for children.

The attractive lounge features a stunning, newly installed, media wall, complete with remote controlled, mood lighting. The large kitchen diner has plenty of worktop and storage space, and additional units have been fitted to house integrated appliances. The dining area has room for a full-sized dining table, and patio doors provide convenient access to the private, south-facing, rear garden - perfect for entertaining and family barbeques.

The adjacent utility room takes care of the household laundry, and provides handy access to the integrated garage.

Upstairs, there are four double bedrooms, including an impressive master bedroom, complete with ensuite. Each bedroom offers generous accommodation for all the family, with plenty of room for beds and furniture.

Decorated and presented to an incredibly high standard, with stylish touches throughout, this is a perfect family home. With almost 9 years remaining on the NHBC warranty and many thousands spent on upgrades and improvements, early viewing is highly recommended.

**Additional Improvements**

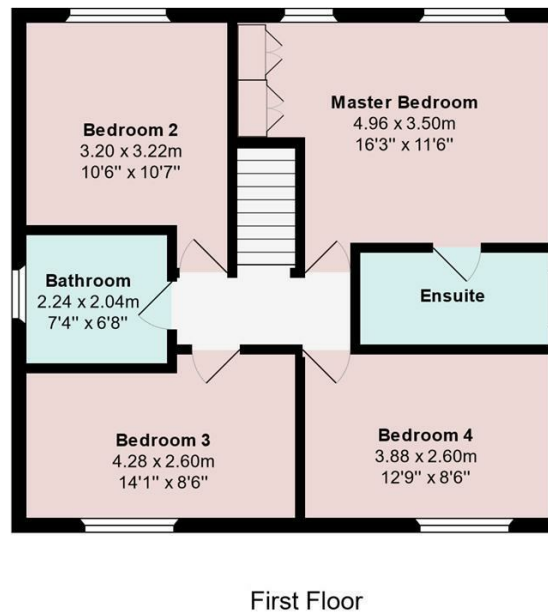
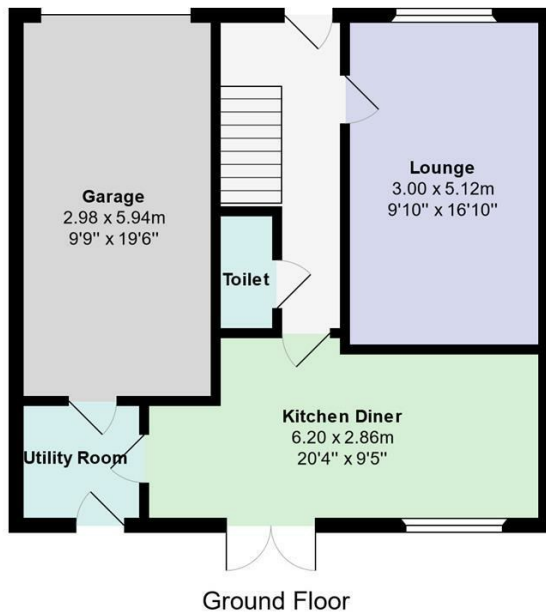
Fitted wardrobes in master bedroom. Lighting under kitchen units. High quality flooring and carpets. Blinds and curtains. New, light fittings in all rooms and downlighters in kitchen diner, bathroom and ensuite. Rear garden turfed, patio area extended, and garden fencing extended and improved.



**Open House West Cumbria**

**Floor Plans: 52 Foxhollow Close, Broughton Moor**

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	