



11 Greenlands Road, Dearham, Maryport, CA15 7HA

Guide Price £399,000

PFK

11 Greenlands Road

The Property:

This stunning three/ four bedroom, detached bungalow is a true haven for family living, blending modern luxury with exceptional space and comfort. Step inside to discover light filled open plan living and dining areas with elegant wooden flooring and tasteful modern decor, perfect for both relaxing evenings and lively gatherings. The sleek kitchen is a chef's delight, featuring integrated appliances, contemporary units, and seamless access to the garden via French doors - promoting effortless indoor-outdoor living. Each spacious bedroom is thoughtfully designed, with charming exposed wooden beams, generous built-in storage, and large windows that flood the rooms with natural light. The stylish bathroom boasts a freestanding bath and walk-in shower, complemented by tiled flooring and underfloor heating

Beyond the interiors, the property shines with its expansive, beautifully landscaped garden - complete with a spacious patio, outdoor seating areas, Scandinavian BBQ cabin and a lush lawn ideal for family games. Entertain friends in the impressive games and entertainment rooms, enjoy the cosy wood burning stove in the lounge, or retreat to the garden for quiet relaxation. Practical benefits include a gated parking area, ample driveway parking, attached garage, and a well maintained front lawn for added kerb appeal. Perfectly suited for family living and downsizers thanks to its generous floor plan and flexible layout, we highly recommend an early viewing as properties like this are extremely hard to find and rarely hang around for long.





11 Greenlands Road

Location & directions:

Located within the centre of the popular village of Dearham providing easy access to the west coast employment hubs and only a short drive to the Lake District National Park. The village benefits from highly rated nursery and primary school, post office, general store and local services.

Directions

The property can be found under postcode CA15 7HA

- **Fantastic 3/4 bed dormer bungalow**
- **Immaculate throughout, multiple reception rooms**
- **Flexible layout-suitable for families AND downsizers.**
- **Quiet location in popular village**
- **Super sized plot-parking for 5 plus motorhome, lawn gardens, patio areas, BBQ cabin & hot tub point, entertainers dream!**
- **EPC rating E**
- **Council Tax: Band A**
- **Tenure: Freehold**



ACCOMMODATION

Hallway

16' 1" x 12' 4" (4.91m x 3.77m)

Accessed via composite door with double glazed inserts and side panels, Karndean flooring, oak and glass staircase leading to first floor, understairs storage cupboard.

Living Room

14' 3" x 12' 9" (4.34m x 3.88m)

Light and airy front aspect room with decorative coving, multi fuel stove in tiled hearth and oak mantelpiece, point for TV, wall mounted shelving. Open plan access into dining area.

Dining Room

20' 1" x 11' 7" (6.11m x 3.54m)

Rear aspect room with decorative coving, ceiling rose, Karndean flooring, space for an 8 person dining table, points for telephone and broadband.

Living Room

31' 8" x 19' 9" (9.65m x 6.02m)

Accessed via double wooden doors from the dining area, this fantastic, super spacious room is an entertainers dream - with ceiling inset colour change mood lighting, spotlighting, Karndean flooring and French doors leading to the patio. Currently configured and utilised as an amazing home bar and games room making the family gatherings truly memorable, there's ample scope to convert into a grand living/ dining/ kitchen that everyone craves.

Office

8' 8" x 7' 9" (2.65m x 2.36m)

Front aspect room which could easily provide a fourth bedroom if required.



Kitchen

13' 11" x 11' 7" (4.25m x 3.52m)

High quality rear aspect breakfast kitchen with French doors to the garden. Fitted with a range of base and wall units in a contemporary high gloss dove grey finish and quartz countertops. 1.5 bowl stainless steel sink with mixer tap, four burner induction hob with extractor fan over, separate electric oven and grill, integral dishwasher, fridge and freezer, vertical anthracite radiator, Karndean flooring, space for a four person dining table.

Utility Room

9' 9" x 8' 9" (2.98m x 2.66m)

Rear aspect room with UPVC glazed door giving access to garden, fitted with a range of base and wall units in a cream high gloss finish, complementary wood effect countertops, plumbing for undercounter washing machine and dryer, oil fired boiler, sink. Karndean flooring, integral door to garage.

WC

5' 2" x 2' 7" (1.57m x 0.79m)

Rear aspect room with WC and Karndean flooring.

Bedroom 1

13' 11" x 12' 10" (4.23m x 3.90m)

Ground floor, front aspect large double bedroom, decorative coving, feature fireplace, point for wall mounted TV.

Bathroom

10' 6" x 7' 10" (3.21m x 2.40m)

Rear aspect room comprising four piece suite, oversized walk in shower cubicle with mains powered shower and hand held attachment, deep bath, WC and wash hand basin with built in storage. Tiled walls and flooring, underfloor heating, vertical heated towel rail, ceiling mounted body dryer.



LANDING

7' 3" x 7' 9" (2.20m x 2.37m)

Loft access via hatch, spotlighting, seating area.

Bedroom 2

16' 2" x 12' 0" (4.93m x 3.65m)

Spacious side aspect double bedroom with exposed beams, custom built Sharps fitted wardrobes, and point for recessed wall mounted TV.

Bedroom 3

13' 11" x 12' 4" (4.25m x 3.75m)

Spacious side aspect double bedroom with undereaves storage cupboards, point for recessed wall mounted TV.

WC

4' 11" x 5' 7" (1.51m x 1.70m)

Comprising WC, wash hand basin, oak flooring and three built in storage cupboards.

Garage

18' 4" x 14' 7" (5.60m x 4.45m)

Large integral single garage with wall mounted storage.





EXTERNALLY

Garden

Front and side gardens laid to lawn, with wall and mature hedge borders. The side garden has a water tap and vegetable beds.

Garden

Large south facing rear garden, a fantastic family friendly entertaining space with distinct zones. A substantial lawned area with mature trees creates an amazing play space for children, whilst the raised patio areas are true sun trap social spaces- with French doors opening onto them from the games room, point for hot tub, a Scandinavian BBQ cabin and a variety of mature shrubbery and raised flower beds. Within the rear garden and accessed via wooden gates from the front parking area is a substantial offroad parking space which can easily accommodate a caravan or motorhome.

Driveway

6 Parking Spaces

Substantial offroad parking area to the front of the property, combined with the block paved drive and gated parking area at the rear provide parking for 5-6 cars, and space for a motorhome or caravan.

Garage

Single Garage

Integral large single garage.

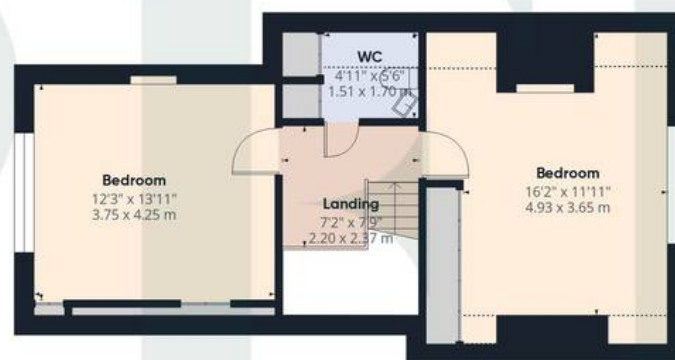








Floor 0



Floor 1

Approximate total area⁽¹⁾

2418 ft²

224.7 m²

Reduced headroom

40 ft²

3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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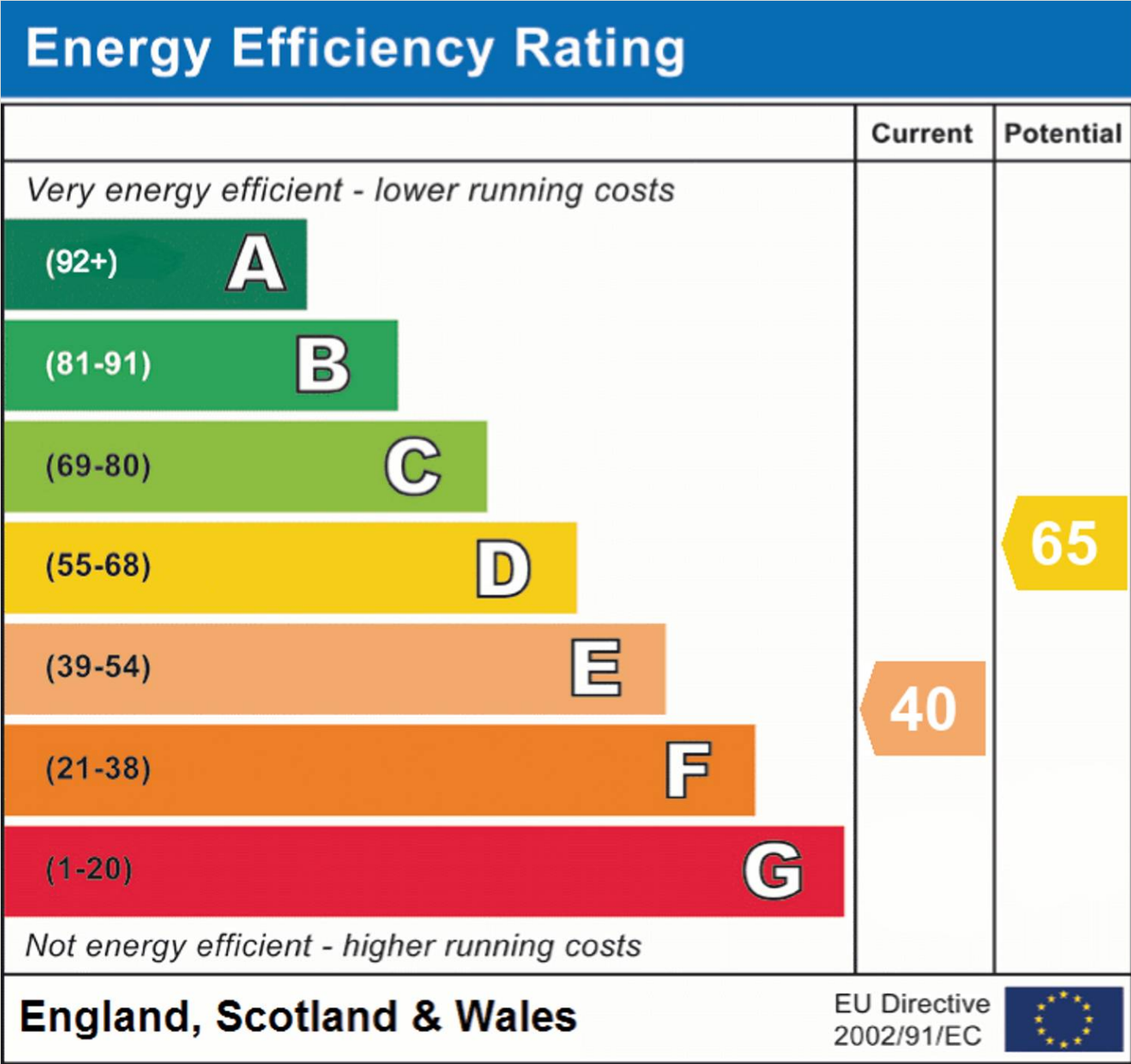
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing installed. We understand that there is a gas supply in the street outside the property which could be connected into. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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