



**Spacious, extended family home**

**Quiet cul-de-sac location**

**Open plan lounge diner**

**Sought after village location**

**Gated driveway and integral garage**

**Four bedrooms**

**Large master room with ensuite**

**Good size kitchen**

**Close to popular schools and amenities**

**Enclosed rear garden**

Nestled at the end of a quiet cul-de-sac, is this spacious, extended four bedroom family home. The property is set in the ever popular village of Seaton and is just a short distance to the shops, post office, and is within walking distance of Seaton Jr School and Seaton Academy. Seaton has always been a popular village with families, and the town centre of Workington, with a wider range of amenities is just a short drive away. The accommodation is well proportioned throughout and briefly comprises of an entrance hall, light, and spacious open plan lounge diner, with internal oak double doors leading to the conservatory. The conservatory benefits from an insulated roof, making it usable all year round. There is a large, fitted kitchen with integral access into the garage. To the first floor, there are four good size bedrooms, with the generous master bedroom boasting an ensuite shower room. The contemporary, family shower room is located at the top of the stairs. The property also benefits from an integral garage, which has been used to create a fantastic space to entertain friends. Externally, the property has plenty of kerb appeal, to the front of the property, is a lovely, low maintenance front garden with raised gravelled borders, artificial lawn large and gated driveway providing off-road parking, To the rear of the property, is a low maintenance, artificial grassed raised seating area, the good size lawn is fenced around with access to the side. Viewing is highly recommended to appreciate the space on offer.

## ACCOMMODATION

### Entrance hall

Entered through a modern, uPVC double glazed door, with frosted glass panels, the entrance hall has lovely, oak effect cladding to the stairs, with matching handrail balustrades, wood effect laminate flooring, a radiator and decorative coving. Provides access into the lounge.

### Lounge diner

A fantastic, open plan lounge diner. This light and airy space has a large, lounge area with a uPVC double glazed window, overlooking the front of the property, with a radiator below and decorative coving. To the dining area, the modern, internal oak glazed doors provide plenty of natural light and lead into the rear sunroom. There is a radiator and the whole space is finished with modern, wood effect flooring.



### Sunroom

The sunroom is a lovely addition to the property, with an insulated, panelled ceiling being added to the existing conservatory to create a space usable all year round. There is modern grey wood effect vinyl flooring, uPVC double glazed windows and uPVC double glazed doors leading out onto the rear garden.



### Kitchen

The large kitchen, has a range of contemporary, painted wall and base units, with contrasting work surfaces and tiled splash backs. There is a built-in, double electric oven and grill, and separate glass, electric hob, with integrated extractor hood above. A stainless steel sink and drainer unit with mixer tap, is set below the larger of two uPVC double glazed windows, which have a pleasant outlook to the rear of the property. With plumbing for washing machine and dishwasher below. With large, useful built-in storage cupboard, decorative coving and a uPVC double glazed door with frosted glass leading onto the rear garden.

### Master bedroom

Forming part of the side extension, this generously proportioned, light and airy master bedroom, has plenty of space, with a radiator and a uPVC double glazed window overlooking the front of the property. Provides access into the master ensuite.

### Master ensuite

The master ensuite incorporates a large, walk-in shower with sliding glass doors and both rainfall and jet showerhead attachments to the electric shower. There is a large, built-in vanity unit incorporating a deep fill, hand wash basin, with marble countertop and concealed cistern toilet with wall mounted flush. There are spotlights and panelling to the ceiling, extractor fan and a uPVC double glazed frosted glass window.



### **First floor landing**

Here you will find oak balustrades, decorative coving, and loft access. provides access into four bedrooms and the family shower room.

### **Shower room**

The contemporary, fitted shower room briefly comprises of a corner, walk-in shower cubicle, with mixer shower featuring both rainfall, and jet showerhead attachments, with contemporary, panelled splash backs and curved sliding glass doors. There is a high-gloss, white vanity unit, which incorporates a hand wash basin, with mixer tap and concealed cistern toilet. The shower room features a radiator, panelling to the ceiling, mosaic tile effect flooring and a uPVC double glazed frosted glass window.



### **Bedroom two**

A second spacious double bedroom, with modern decor, a uPVC double glazed window which overlooks the rear garden and a radiator.

### **Bedroom three**

A third, well proportioned, well presented double bedroom, with useful, built-in storage cupboard, a uPVC double glazed window overlooking the front of the property, and a radiator.

### **Bedroom four**

This good size bedroom, has a uPVC double glazed window overlooking the front of the property and a radiator.

### **Garage**

The garage has insulation fitted to the door, which can easily be removed if desired. This has been done to create a fantastic space for entertaining friends. There is lighting and electrics.



### **Externally**

To the front of the property, there is a lovely, low maintenance front garden with raised gravelled borders, artificial lawn, and a large, gated driveway, providing off-road parking. To the rear of the property, there is a low maintenance, artificial grassed, raised seating area. The good size lawn is fenced around with access to the side.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC D**



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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.

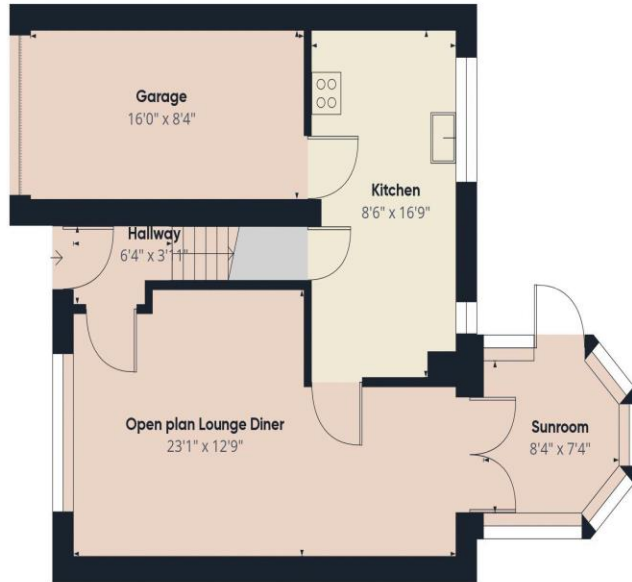




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Ground Floor

Approximate total area<sup>(1)</sup>  
1163.65 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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