



Offered for sale with no forward chain

Three good size well-presented bedrooms

Beautiful fell views from the front bedrooms

Stylish modern family bathroom, with four-piece suite

Double driveway to the front

Beautifully presented and recently refurbished home

Fantastic home office space

Spacious open plan dual aspect lounge diner

Ideal for first-time buyers, couples and families

Well maintained good size rear garden

Located in the corner of a quiet popular cul-de-sac this beautifully presented three-bedroom home has undergone a recent transformation and is beautifully presented throughout with light and airy rooms. This lovely property would be a superb choice of home for first-time buyers, couples or families alike, set within the quiet village of Frizington, the property provides easy access to nearby larger towns which are within easy reach. Just a short drive away are the picturesque Western lakes and surrounding fells making this a great base to explore the Western Lake District. The property also boasts lovely fell views to the front.

On entering the property, you will find yourself in the hall where there is access to a home office space. There is a light and airy dual aspect lounge diner and well-presented kitchen with breakfast bar. To the first floor there are three good size beautifully presented bedrooms, and the simply stunning family bathroom which incorporates a four-piece suite.

Externally the property boasts off-road parking for two cars and a well-maintained good size rear garden with patio area and lawn, as well as a useful storage shed. Viewing is essential to appreciate the finish of this beautiful property.

ACCOMMODATION

Entrance hall

Stepping into the entrance hall you can already see the lovely finish on this beautifully refurbished property. With tasteful neutral décor, complemented by the grey carpeting which continues onto the stairs, a new modern composite door with frosted glass, with uPVC side window providing plenty of natural light, a radiator. With access into the home office, lounge diner and kitchen.

Home office

The vendor has created this lovely home office space ideal for anyone who works at home, with desk area with storage shelves, a uPVC double glazed window which overlooks the front of the property, beautiful modern décor, and a built-in cabinet housing the meters.

Lounge diner

The spacious open plan lounge diner is beautifully decorated with neutral modern tones, there is a uPVC double glazed window which looks out over the front of the property, with radiator below. To the lounge area there is a feature wall and mounted log effect curved glass fire, to the dining area is a large under stairs storage cupboard offering excellent storage ideal for families. The dining area also has a uPVC double glazed window which looks out over the rear garden and floods the space with natural light, with a radiator below. With TV connection point.

Kitchen

A contemporary modern kitchen with a range of wall and base units with contrasting wood effect work surfaces with matching up stands, with a stainless-steel sink and drainer unit, with mixer tap, and plumbing for washing machine below, space for an undercounter fridge freezer, a built-in electric oven, with a stylish black glass hob and splash back set into the worktop above. To the wall of the kitchen the vendor has created a lovely wooden breakfast bar, and there is a built-in under stairs storage cupboard. A uPVC double glazed door with frosted glass, leads out onto the rear garden with matching uPVC double glazed side window, which provides plenty of natural light, with wood effect vinyl flooring.

First-floor landing

The first-floor landing benefits from built-in storage fitted with grey doors, which is a lovely contrast to the neutral modern décor. There is loft access to the ceiling, and a uPVC double glazed window on the half landing, with access into the three bedrooms, and the family bathroom.



Master bedroom

Located at the front of the property and enjoying a beautiful fell view this stunning master bedroom has neutral modern décor, fitted with new grey carpeting. Benefiting from a built-in storage cupboard, which houses the combi boiler, with a radiator.

Bedroom two

Also located at the front of the property the second generous double bedroom also benefits from the beautiful views over the fells to the front of the property, with a neutral white colour palette, with contrasting grey carpeting, and a radiator.

Bedroom three

A well proportioned third bedroom with tasteful modern décor, a uPVC double glazed window overlooking the rear garden, and a radiator.

Family bathroom

The vendor has rearranged the bathroom to incorporate a large walk-in shower making this a stylish modern space, with large bath with wall mounted shower attachment, a pedestal sink, and push button flush toilet, with beautiful contemporary marble effect tiled walls. A chrome towel heating radiator, and mixer shower with sliding glass doors, and spotlights to the ceiling. Two uPVC double glazed windows with frosted glass, and extractor fan. Finished with tasteful modern décor.

Externally

To the front the property benefits from a driveway which provides off-road parking for two cars, to the rear, there is a well maintained garden with patio area. The rear garden is quite the sun trap, getting the sun throughout much of the day. A well maintained lawn with mature hedgerow to the rear, with useful built-in storage shed and gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC C



LOW FEES, LOCAL EXPERTISE

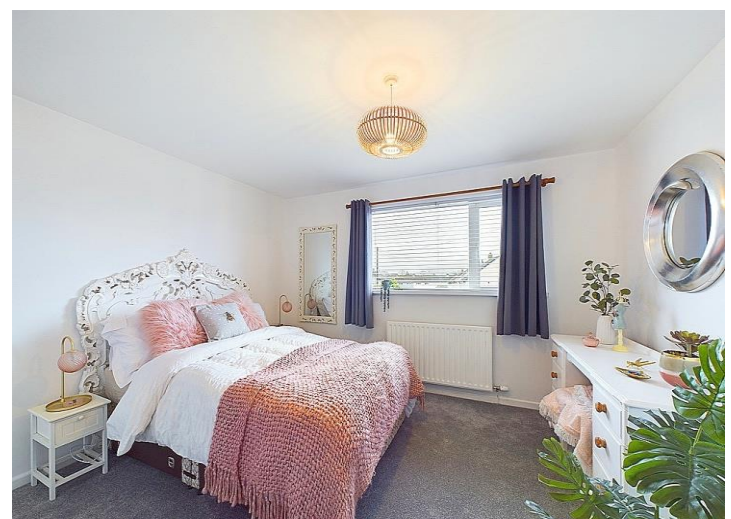
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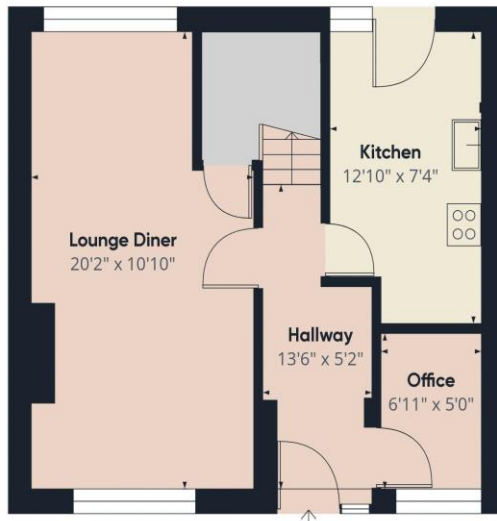
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NOTE

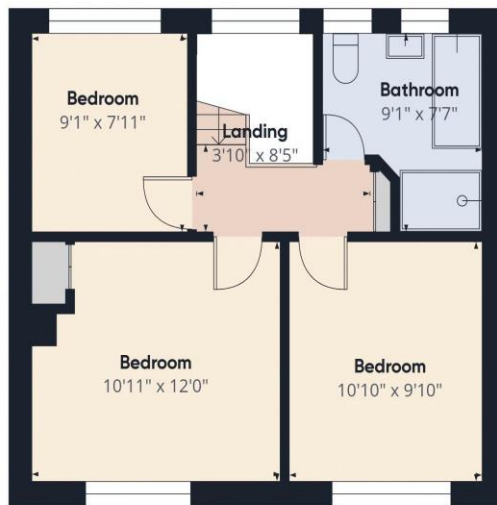
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
821.27 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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